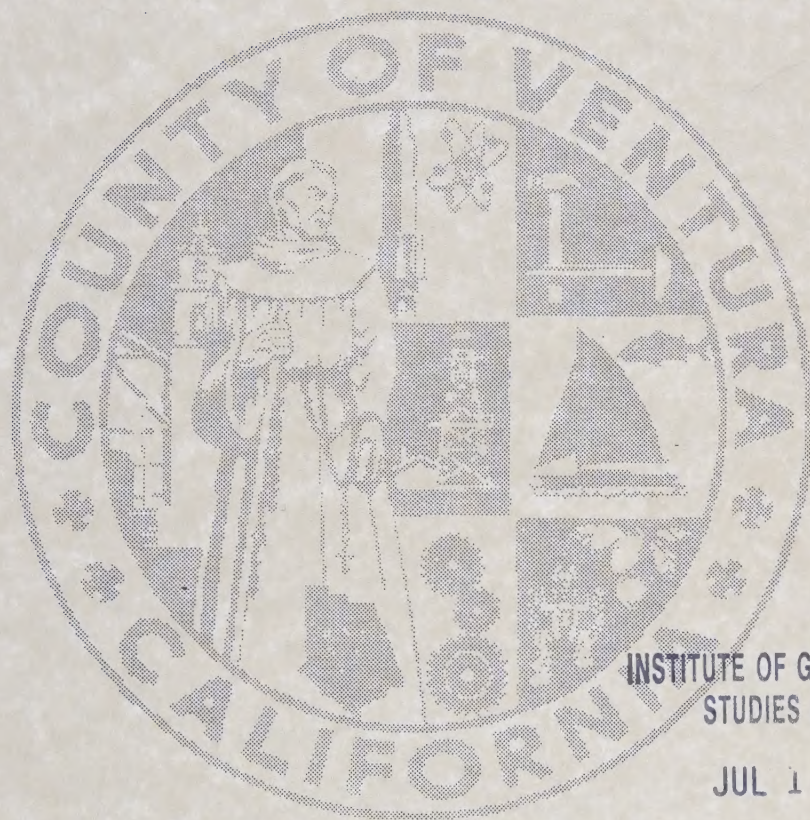


ventura county general plan
area plan
for the
thousand oaks area



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THOUSAND OAKS AREA PLAN

OF THE

VENTURA COUNTY GENERAL PLAN

Adopted By the Ventura County Board of Supervisors - March 24, 1992

Amended - December 1, 1992

Amended - July 12, 1994

Amended - December 10, 1996

THOUSAND OAKS AREA PLAN

TABLE OF CONTENTS

	Page
INTRODUCTION	
Purpose	1
Area Plan Chronology	1
Relationship to Other County General Plan Elements	1
Definitions	3
 1. RESOURCES	 5
1.1 Air Resources	5
1.2 Water Resources	6
1.3 Biological Resources	7
1.4 Scenic Resources	8
1.5 Cultural Resources	10
 2. HAZARDS AND CONSTRAINTS	 13
2.1 Fire Hazards	13
2.2 Flood Hazards and Drainage	13
2.3 Noise Constraints	14
 3. LAND USE	 15
3.1 General Land Use Goals and Policies	15
3.2 Open Space and Public Open Space	16
3.3 Urban and Rural Residential	17
3.4 Industrial	17
3.5 Other Public Agency Plans	18
 4. PUBLIC FACILITIES AND SERVICES	 27
4.1 Transportation and Circulation	27
4.2 Water Supply	34
4.3 Sanitation	34
4.4 Utilities	35
4.5 Public Safety	35
4.6 Education	36
4.7 Recreation	36
 5. SPECIAL GUIDELINES AND STANDARDS	 38
5.1 Standard Conditions for Projects Incorporating Permanent Open Space/Recreation Areas	39
5.2 Guidelines for the Preservation and Protection of Trees	41
5.3 Grading and Hillside Development Standards	48
5.4 Water Conservation Standards	53
 GLOSSARY	 55

THOUSAND OAKS AREA PLAN

LIST OF FIGURES

Figure		Page
1	Thousand Oaks Unincorporated Planning Sub-Areas (Map)	2
2	Scenic Roadways (Map)	12
3	Land Use Plan for the Unincorporated Thousand Oaks Area of Interest (Map)	19
3.1	Land Use Plan for the Lynn Ranch Neighborhood (Map)	20
3.2	Land Use Plan for the Casa Conejo Neighborhood (Map)	21
3.3	Land Use Plan for the Kelly Estates Neighborhood (Map)	22
3.4	Land Use Plan for the Ventu Park/Upper Ventu Park Neighborhoods (Map)	23
3.5	Land Use Plan for the Rolling Oaks Neighborhood (Map)	24
4	Building Intensity/Population Density Standards-Summary Table	25
5	Land Use/Zoning Compatibility Matrix (Table)	26
6	Traffic Circulation Improvements (Map)	30
7	Proposed Traffic Circulation Improvements (List)	31
8	Bicycle Pathways (Map)	32
9	Hiking/Equestrian Trails (Map)	33
10	Tree Preservation Details (Diagrams)	47
11	Grading Standards (Diagram)	52

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INTRODUCTION

PURPOSE

The Thousand Oaks Area Plan is an integral part of the Ventura County General Plan, functioning as the land use plan for approximately 3,767 acres of unincorporated land adjacent to the City of Thousand Oaks and within the Thousand Oaks Area of Interest. This Area Plan governs the distribution, general location, types and intensity of land uses within 12 planning sub-areas (see "Thousand Oaks Unincorporated Planning Sub-Areas") as well as providing specific policies concerning development.

AREA PLAN CHRONOLOGY

Concerns about grading activity near the City of Thousand Oaks within the Upper Kelly Estates Area, beginning in the summer of 1983, led to County/City discussions relating to the application of certain City policies to the unincorporated areas within the Thousand Oaks Area of Interest. It was determined that the appropriate way to accomplish this was to prepare an Area Plan for the unincorporated portion of the Thousand Oaks Area of Interest. Consequently, the County and City negotiated a joint agreement whereby the City and County would share the cost of preparing an Area Plan which would be written, in part, to reflect the City's grading and land use policies. Joint resolutions to this effect were adopted by the City and County on July 22, and August 26, 1986, respectively. Work on the Thousand Oaks Area Plan commenced in January of 1987. A Background Report (separate document) was completed in June of 1987. A Citizens Committee was appointed to assist in identifying issues and formulating goals. This Committee held public meetings periodically from February 1988 to October 1988, when the draft Area Plan was completed. The Thousand Oaks Area Plan was adopted by the Ventura County Board of Supervisors on March 24, 1992.

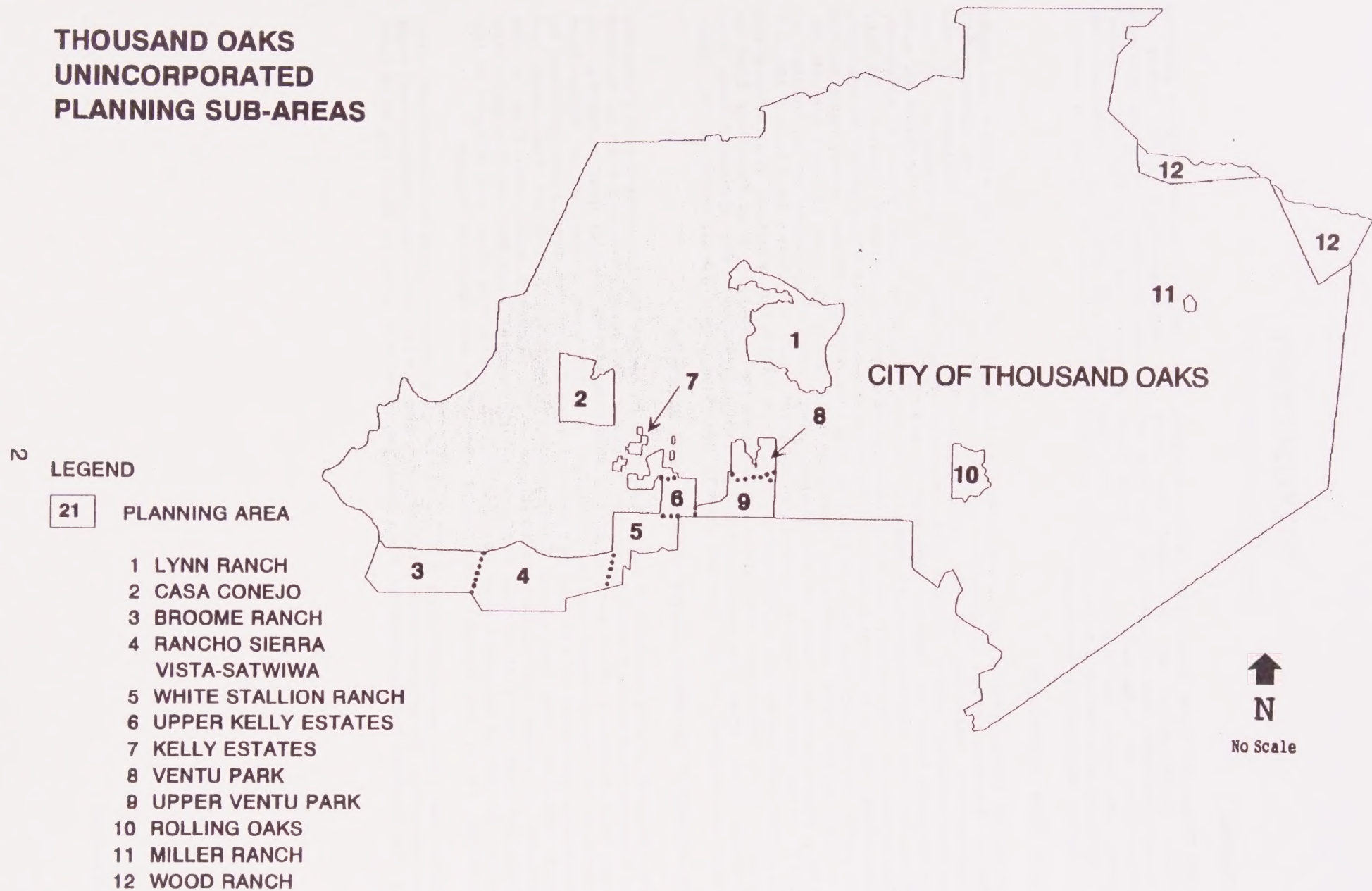
RELATIONSHIP TO OTHER COUNTY GENERAL PLAN ELEMENTS

The Ventura County General Plan is the plan by which the unincorporated portions of Ventura County will develop in the future. The County General Plan is divided into four chapters which encompass the State-mandated General Plan elements. In addition to the general goals, policies and programs contained in these four chapters, portions of the unincorporated area of Ventura County are governed by more detailed land use plans (area plans) designed to reflect the needs and desires of those individual communities. The Thousand Oaks Area Plan is the detailed land use plan of the Ventura County General Plan for the Thousand Oaks area. It should be noted that boldface words in the Area Plan are defined in its glossary or in the General Plan Goals, Policies and Programs volume.

State law also mandates that all elements of a general plan be consistent with one another. To achieve this consistency, the goals, policies, programs and maps of the Ventura County General Plan were reviewed and used in drafting this Area Plan.

FIGURE 1

**THOUSAND OAKS
UNINCORPORATED
PLANNING SUB-AREAS**



 **CITY OF THOUSAND OAKS**

Source: VENTURA COUNTY PLANNING DIVISION
Revised: 7/12/94

DEFINITIONS

The goals, policies and programs contained in this Area Plan express the intent of the Board of Supervisors, the community and those governmental agencies responsible for providing services to the area. Goals, policies and programs are defined below:

- Goal** - The ultimate purpose of the County's effort stated in a way that is general in nature. Example: "Ensure that all new development minimizes grading and is sensitively designed in order to preserve the natural beauty of the area."
- Policy** - A specific statement guiding day-to-day actions and implying clear commitment to carry out the goals of the General Plan in a prescribed manner. Example: "Discretionary development shall be located to avoid the loss or damage to healthy mature trees. Removal of protected trees shall only occur after review of the necessity of such removal, and in accordance with the provisions of the County's Tree Protection Ordinance and the Guidelines for the Preservation and Protection of Trees (see Section 5.2)."
- Program** - A coordinated set of actions to carry out the goals of the Plan. Example: "The Planning Division will coordinate with the National Park Service and the Santa Monica Mountains Conservancy to ensure that future amendments to those agency's plans are consistent with this Area Plan."

The goals, policies and programs are divided into five major sections as follows:

1. Resources
2. Hazards and Constraints
3. Land Use
4. Public Facilities and Services
5. Special Guidelines and Standards

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1. RESOURCES

In addition to the resource related goals, policies and programs identified in the County General Plan Goals, Policies and Programs document, the following shall be applicable to the Thousand Oaks Area of Interest:

1.1 AIR RESOURCES

1.1.1 Goal

Protect air quality in the Thousand Oaks Area of Interest to the maximum extent feasible by implementing air quality measures more restrictive than those contained in the County General Plan Goals, Policies and Programs document.

1.1.2 Policies

1. General Plan Amendments and zone changes which are inconsistent with the Ventura County Air Quality Management Plan (AQMP) shall be prohibited.
2. Drive-up facilities for restaurants, banks, and similar businesses shall be designed to minimize vehicle idling and potential carbon monoxide build-up.
3. All active and graded portions of a construction site shall be watered, or treated with a non-oil based dust suppressant, a minimum of twice each working day (once during the day and once at the end of the day) to prevent excessive amounts of dust.
4. All inactive portions of a construction site, as determined by the County Public Works Agency, shall be planted in some manner such as hydroseeding and watered until sufficient groundcover cover is established.
5. Chemical stabilizers shall be applied to completed cut and fill areas in order to reduce fugitive dust emissions from inactive portions of a project site.
6. All material excavated or graded shall be sufficiently watered or treated with a non-oil based dust suppressant, to prevent excessive amounts of dust.
7. All material transported offsite shall be either sufficiently watered or treated with a non-oil based dust suppressant, or securely covered to prevent excessive amounts of dust.
8. All employees involved in grading operations shall wear face masks during dry periods to reduce inhalation of dust.
9. All site access roads shall be covered with gravel during construction periods.
10. Public streets in the vicinity of the site shall be periodically swept to remove silt which may have accumulated from construction activities.
11. On-site vehicle speed during construction shall be limited to no more than 15 miles per hour.

R. 12-1-92

12. Earth moving equipment engines shall be maintained in good condition and in proper tune as per manufacturer's specifications.
13. All grading and construction equipment shall be kept on or near the site until those phases of development are completed.
14. All clearing, grading, earthmoving and excavation operations shall cease during periods of high winds (20 mph or greater in one hour).
15. The construction period during periods of high levels of smog (May through October) shall be lengthened to minimize the number of vehicles and equipment operating at the same time.
16. Individual applicants for discretionary entitlements which would generate more than 25 pounds of reactive organic compounds and nitrogen oxides per day shall obtain, on a pro-rata basis, emission offsets currently banked by a source within the Oxnard Plain Airshed. This would likely require the purchase of banked emissions from a major industrial source within the airshed. The Ventura County Air Pollution Control District (APCD) publishes a monthly list of sources with banked emissions which may be available for use as offsets. The emission offsets must be real, permanent, enforceable, and surplus. The applicant must demonstrate the availability of the offsets to the Ventura County APCD through a contract or other agreement with the offset source(s), which binds the offsets to the project, prior to finalizing the environmental review process. If an applicant is not able to obtain emission offsets sufficient to lower emissions to below 25 pounds per day, in-lieu fees shall be paid to fund off-site Transportation Demand Management (TDM) facilities or services, if such a program has been established at that time. These fees can reduce emissions from non-project generated motor vehicle trips by funding programs to promote ridesharing, public transit and bicycling. These fees should be paid prior to the issuance of building permits by the County. The amount of this financial contribution should be calculated on a pro-rate basis as determined to be equitable by the APCD.

1.2 WATER RESOURCES

1.2.1 Goal

Encourage use of groundwater and reclaimed water for agricultural and landscape irrigation purposes.

1.2.2 Policies

1. **Discretionary development** on property containing existing operating water wells shall, where feasible, maintain and utilize such wells for agricultural and/or landscape irrigation.
2. **Discretionary development** on property containing unused water wells shall, where feasible, preserve such wells for agricultural and landscape irrigation purposes. All unused water wells shall meet one of the following requirements:
 - (1) The unused well shall be upgraded to meet the County Public Works Agency standards for operating water wells, or

- (2) A Re-use Permit (Certificate of Exemption) shall be obtained and the unused well shall be capped to ensure that no foreign matter can enter the well, and the cap secured to prevent unauthorized access.
- (3) In the event the well cannot be upgraded, the well shall be destroyed per the requirements of the County Well Ordinance.

1.3 BIOLOGICAL RESOURCES

1.3.1 Goals

1. Protect to the maximum extent feasible the biological resources of the Thousand Oaks Area of Interest in order to maintain natural ecosystems and also preserve the natural beauty of the area (e.g., volcanic outcrops, meadows, thin-soiled volcanic substrate slopes, wetlands areas, etc.).
2. Preserve and protect rare, threatened, endangered and candidate plant and animal species and their habitats.
3. Protect wildlife habitat and ensure viable wildlife movement corridors between open lands, including parklands, within the study area and surrounding the Conejo Valley.
4. Protect the significant stands of the major plant communities of Thousand Oaks: Southern oak woodland, oak savannah, chaparral, coastal and inland sage scrub, riparian woodland, and grassland.
5. Preserve natural vegetation by restricting grading on hillsides and in canyons to preserve its intrinsic value for wildlife habitat, for slope stability, and for scenic beauty.
6. Protect sources of water vital to wildlife, such as springs, ponds, and streams.
7. Encourage revegetation or landscaping that incorporates indigenous native plant species in order to restore habitat in already disturbed or urbanized areas.
8. Recognize the role of fire in local ecosystems in order that it be taken into account in all planning efforts.

1.3.2 Policies

1. A biological field reconnaissance report detailing the composition of species at the site, the presence of rare, threatened, endangered or candidate plant or animal species, the presence of important wildlife movement corridors and wetlands, and suitable mitigation measures shall be prepared by the County's biological consultant as part of the environmental assessment of all discretionary development permits involving earth movement or construction on previously undeveloped land (i.e., where the natural vegetation still exists).
2. The City of Thousand Oaks, the Conejo Open Space Conservation Agency (COSCA), the California Department of Parks and Recreation, the Santa Monica Mountains Conservancy, and the Santa Monica Mountains National Recreation Area shall be consulted during the initial 30-day project review period for discretionary development proposals when proposals which may adversely affect the biological resources under their purview are submitted.

3. Standard Conditions for Projects Incorporating Permanent Open Space/Recreation (see Section 5.1) shall be imposed, as appropriate, on all discretionary development adjoining or affecting significant habitat and wetland areas.
4. Deed restrictions, conservation easements and/or parkland/open space dedications to an appropriate public agency (e.g., Conejo Open Space Conservation Agency (COSCA), California Department of Parks and Recreation, National Park Service, Conejo Recreation and Park District, Nature Conservancy, a Homeowners Association or other entity approved by the County) shall be employed on portions of properties with severe environmental constraints, in order to protect significant natural areas by preserving them as permanent open space/recreation areas while permitting property owners to develop less constrained portions of property (see Section 5.1).
5. Discretionary development shall be located to avoid the loss or damage to protected trees. Removal of protected trees shall only occur after review of the necessity of such removal, and in accordance with the provisions of the County's Scenic Resource Protection Overlay Zone (Zoning Ordinance), the County's Tree Protection Ordinance (Zoning Ordinance), and the Guidelines for the Preservation and Protection of Trees (see Section 5.2).
6. Discretionary development within high fire hazard areas shall be reviewed with attention to the environmental impact of required brush clearance to biological resources, particularly on moderate to steep slopes. Brush clearance that reduces fuel volumes while allowing the selective retention of native shrubs a minimum of 20' apart should be encouraged, as permitted by the Ventura County Fire Protection District.

1.4 SCENIC RESOURCES

1.4.1 Goals

1. Preserve and protect the significant visual quality and aesthetic beauty of the Thousand Oaks Area of Interest. This shall include, but not be limited to, protected trees, arroyos, barrancas, and surrounding hills and mountains.
2. Ensure that all new discretionary development minimizes grading by ensuring that it is sensitively designed in order to preserve the natural beauty of the area.
3. The proliferation of antenna and satellite dish facilities should be avoided, to the extent feasible.

1.4.2 Policies

1. Discretionary development which will significantly obscure or alter public views of the natural ridgelines shall be prohibited.
2. The following requirements shall apply to all properties in the Thousand Oaks Area of Interest which are zoned SRP (Scenic Resource Protection Overlay Zone):
 - (1) All discretionary grading shall be in accordance with the Grading and Hillside Development Standards (see Section 5.3).

- (2) Removal, damaging or destruction of protected trees shall be required to comply with the provisions of the County's Tree Protection Regulations (see Non-Coastal Zoning Ordinance), Tree Protection Guidelines and the Guidelines for the Preservation and Protection of Trees (see Section 5.2).
 - (3) No freestanding off-site advertising signs shall be permitted.
 - (4) Any required landscaping shall utilize species native to the area where feasible.
 - (5) No **discretionary development** shall be approved which would significantly degrade or destroy a scenic view or vista.
3. **Discretionary development** on parcels abutting an adopted or eligible County Scenic Highway or Local Scenic Road (see "Scenic Roadways") shall be subject to the following criteria:
- (1) Freestanding off-site advertising signs and pole-mounted business identification or advertising signs shall be prohibited.
 - (2) Outside storage in public view is prohibited. Storage areas shall be landscaped and/or screened from public view.
 - (3) Existing healthy, mature trees, and native and long established vegetation shall be retained, where feasible.
 - (4) **Development** shall be designed to be in harmony with the surrounding areas.
4. **Discretionary development** permits for antenna and satellite dish facilities shall be denied where the public need has not been adequately demonstrated or where the visual impact of such facilities outweighs the public benefits.
5. **Discretionary development** permits for antenna and satellite dish facilities which are necessary for public safety or provide a substantial public benefit may be permitted but shall be conditioned to minimize visual impacts to the maximum feasible extent. The following **standards** shall apply:
- (1) Such facilities shall be colored to blend in with the background view and shall utilize landscaping which is consistent with the natural character of the area to screen or soften the visual impact of such facilities.
 - (2) The height of such facilities, with the exception of monopole whip-type antennas, shall be limited to 40 feet, where technically feasible. Several shorter facilities are preferable to one large facility.
 - (3) New facilities shall be avoided when there is available capacity on existing antenna facilities.
 - (4) Visual impacts of ancillary facilities (e.g., power lines, cables, equipment buildings) shall be taken into consideration in the conditioning of antenna facilities.

- (5) **Discretionary development** permits for antenna facilities shall be reviewed by the Planning Division at least once every ten years. The purpose of such review is to ascertain whether there have been significant changes in antenna technology which would allow replacement of existing apparatus with smaller or less visually intrusive equipment.
- (6) Abandoned or unused antenna equipment shall be removed.
- 6. Reservoirs shall not be sited on prominent ridgelines and shall be well-screened with native or compatible vegetation and berms and/or undergrounded if possible.
- 7. Standard Conditions for Projects Incorporating Permanent Open Space/Recreation shall be imposed, as appropriate, on all residential subdivisions adjoining or affecting **steep slopes**, canyons and other scenic areas (see Section 5.1).

1.4.3 *Programs*

- 1. The County Planning Division will develop a program proposal for the Board of Supervisors' consideration to:
 - (1) Designate U.S. 101 (Ventura Freeway), S.R. 23 (Moorpark Freeway) and Potrero Road as County Scenic Highways (at least within the Thousand Oaks **Area of interest**); and
 - (2) Rezone to SHP (Scenic Highway Protection Overlay Zone) properties abutting a designated County Scenic Highway.
- 2. The County Planning Division will develop a program proposal for the Board of Supervisors' consideration to amend the County Zoning Ordinance to reduce the maximum size of real estate signs to 24 square feet Countywide.

1.5 **CULTURAL RESOURCES**

1.5.1 *Goals*

- 1. Preserve and protect the unique cultural resources of the Thousand Oaks **Area of Interest**.
- 2. Provide specific guidelines for the preservation of significant archaeological and historical resources.
- 3. Promote educational and preservation programs to further the understanding of community culture and history.
- 4. Ensure the utilization of proper archaeological research and assistance to precede future development so as to prevent the loss or destruction of significant cultural, archaeological and historical resources.

1.5.2 *Policies*

- 1. All **discretionary development** permits involving construction or earth movement within the Thousand Oaks **Area of Interest** shall be reviewed by the County's designated archaeological resource review organization. Whenever a **discretionary development** project is located within an **archaeologically sensitive area**, the following requirements shall apply:

- (1) A field reconnaissance study shall be conducted by a County approved archaeologist to determine the potential for surface or subsurface cultural reservoirs.
 - (2) A qualified archaeological monitor shall be present to monitor trenching or earth movement during construction.
 - (3) In the event that artifacts of historical or archaeological significance are uncovered, the qualified archaeological monitor shall be empowered to halt construction in the immediate vicinity of such unearthed artifacts until disposition of the site has been determined by the County Planning Division.
2. All structures and/or sites designated, or being considered for designation, as County Historical Landmarks within the Thousand Oaks Area of Interest shall be preserved or appropriately salvaged, when deemed reasonable by the permitting authority, as a condition of discretionary development. All costs of preservation/salvage shall be borne by the developer. An appropriate marker shall be placed on the site to describe the historical significance of the structure, site or event.

1.5.3 *Program*

The County General Services Agency, in cooperation with the City of Thousand Oaks, shall conduct a cultural heritage survey of the Thousand Oaks area as funds become available.

12-10-96

FIGURE 2

SCENIC ROADWAYS

12



LEGEND

— — — ELIGIBLE COUNTY SCENIC HIGHWAY

- - - LOCAL SCENIC ROAD

Source: VENTURA COUNTY PLANNING DIVISION
CITY OF THOUSAND OAKS PLANNING DEPT.
Revised: 7/12/94

2. HAZARDS AND CONSTRAINTS

In addition to the hazard related goals, policies and programs identified in the County General Plan Goals, Policies and Programs document, the following shall be applicable to the Thousand Oaks Area of Interest:

2.1 FIRE HAZARDS

2.1.1 Goal

Ensure that development within or adjacent to high fire hazard areas is protected from wildfires.

2.1.2 Policy

Discretionary development in or adjacent to high fire hazard areas shall be required to maintain a minimum 100-foot-wide fuel modification zone consisting of low density vegetation or fire retardant vegetation around the perimeter of the development. Maintenance of such fuel modification zones shall be adequately provided for through a viable homeowners association, benefit assessment district or other means approved by the County.

2.2 FLOOD HAZARDS AND DRAINAGE

2.2.1 Goal

Ensure that downstream flood impacts are not worsened by new discretionary development.

2.2.2 Policies

1. All manufactured slopes shall be thoroughly landscaped in order to stabilize disturbed soils in keeping with City of Thousand Oaks standards.
2. Temporary catchment basins shall be constructed on-site and maintained by the property owner in accordance with County standards prior to any site grading, particularly if these operations are to occur during, or extend into, the rainy season.
3. During the period that the City of Thousand Oaks Master Stormwater Retention Facility Study is being prepared, permanent on-site retention facilities may also be required for a project if determined to be necessary and feasible by the Ventura County Flood Control District. Such structures shall be constructed in such a manner to ensure the protection of the project and adjacent properties from a 100 year frequency storm. The retention basin shall also be designed to minimize erosion and maximize desiltation in order to prevent debris from entering downstream channels. Site improvements shall include, but are not limited to, a perimeter fence with lockable gates, vehicle access to bottom of basin and to top of outlet structure, low-flow pipe system, overflow system, landscaping and an automatic irrigation system to provide visual screening.

4. Cumulative downstream flooding impacts in the Conejo/Calleguas drainage system shall be evaluated prior to or as part of the environmental document, for discretionary developments involving significant amounts of impervious surface coverage. When determined necessary by the County Flood Control District, feasible mitigation measures designed to reduce flood impacts shall be incorporated into the project design.

2.3 NOISE CONSTRAINTS

2.3.1 *Goals*

1. Provide for a quiet environment through proper land use planning and permit conditioning.
2. Discourage uses which would result in unreasonable noise impacts to residences and other noise sensitive uses (See General Plan Goals, Policies, and Programs, Section 2.16 for a complete listing of these uses).

2.3.2 *Policy*

Discretionary developments which use helicopters shall be conditioned to limit flight hours, limit the number of flights per day, and utilize an approved flight path or other means, as necessary, to avoid or mitigate adverse impacts on nearby residences and other sensitive uses.

3. LAND USE

The Land Use Maps (Figures 3, 3.1, 3.2, 3.3, 3.4 and 3.5) identify the distribution and appropriate location of the various land uses permitted within the Area Plan boundary. Within five general land use categories, there are land use designations which dictate the type and intensity of land use within each category. A Summary Table lists each land use designation and its total area, building intensity, population capacity and population density. The purpose of each of the five land use categories is described below:

Public Open Space: The purpose of the Public Open Space designation is to identify lands devoted to natural parks and recreation areas, owned and maintained by a public agency.

Open Space: The purpose of the Open Space designation is to preserve land in a predominantly open, undeveloped character while permitting very low density residential development and agriculture, in accordance with the goals and policies of the County General Plan and the specific goals and policies of this Area Plan. Within this category, there are two land use designations: Open Space 20 ("OS-20", 20-40 acres minimum) and Open Space 40 ("OS-40", 40-80 acres minimum).

Rural Residential: The purpose of the Rural Residential designation is to identify those areas where low density (two to ten acre) parcel size residential development may occur. Within this category, there is one land use designation: Rural Residential 2 ("RR-2", two acre minimum).

Urban Residential: The purpose of the Urban Residential designation is to identify those areas where residential development at urban densities (less than two acres per dwelling) is permitted. Within this category, there are five land use designations: Urban Residential 1 ("UR-1", 1 DU/Ac.), Urban Residential 2 ("UR-2", 1-2 DU/Ac.), Urban Residential 4 ("UR-4", 2-4 DU/Ac.), Urban Residential 8 ("UR-8", 6-8 DU/Ac.) and Urban Residential 16 ("UR-16", 12-16 DU/Ac.).

Industrial: The purpose of the Industrial designation is to identify areas necessary to meet the service and employment needs of the Thousand Oaks area.

More specific land use regulations are established by zoning. The Zoning Compatibility Matrix delineates which zoning districts are compatible with the various Area Plan land use designations.

In addition to the land use related goals, policies and programs identified in the County General Plan Goals, Policies and Programs document, the following shall be applicable to each land use category in the Thousand Oaks Area of Interest:

3.1 GENERAL LAND USE GOALS AND POLICIES

3.1.1 Goals

1. Provide for new development within existing urban neighborhoods while preserving the remainder of the Thousand Oaks unincorporated area as open space pending annexation of land within the Thousand Oaks Sphere of Influence to the City of Thousand Oaks.
2. Support the Conejo Open Space Conservation Agency (COSCA) concept of a ring of open space surrounding the Conejo Valley and protect open space between existing neighborhoods.

12-10-96

3. Strive to maintain the existing semirural residential character of the Thousand Oaks area.
4. Preserve the major resources of the area by adapting **development** patterns to the natural environment.
5. Ensure that the area's growth rate does not exceed the capacity of service agencies to provide quality services without impacting services provided to existing neighborhoods.
6. Support the **Guidelines for Orderly Development**, especially those policies which state that land uses which are allowed by the County without annexation should be equal to or more restrictive than land uses allowed by the City and development standards and capital improvement requirements imposed by the County for new or expanding **developments** should not be less than those that would be imposed by the City.
7. Support the existing policy of annexation of property located within Urban and Rural land use designations in the Thousand Oaks **Sphere of Influence** to the City of Thousand Oaks whenever subdivision of property is requested.

3.1.2 *Policies*

1. All zoning and **development** shall be in conformance with the Land Use Maps (Figures 3, 3.1, 3.2, 3.3, 3.4 and 3.5). The Zoning Compatibility Matrix indicates the zoning districts which are consistent with the various land use categories.
2. New **discretionary development** shall be designed and constructed in conformance with the Grading and Hillside Development Standards (Section 5.3).
3. The following annexation policies shall apply to all subdivisions of land designated Existing Community or Rural, as depicted on the Goals, Policies and Programs "Ventura County General Land Use Map" (Figure 3.1), within the Thousand Oaks **Sphere of Influence**:
 - (1) Owners of property contiguous to the City of Thousand Oaks shall be required to request annexation to the City prior to consideration of any subdivision of land by the County. Such subdivisions shall not be approved by the County unless an application for annexation has been denied by the City or the Local Agency Formation Commission (LAFCO).
 - (2) Owners of property not contiguous to the City shall be required to record an agreement to annex when such property becomes legally annexable, as a condition of any subdivision approved by the County. This agreement to annex shall contain language that is binding on all future owners of the property.

3.2 OPEN SPACE AND PUBLIC OPEN SPACE

3.2.1 *Goals*

1. Preserve in perpetuity the "Public Open Space" areas within the Thousand Oaks area.

12-1-92

2. Maintain the lands outside the existing urban and rural neighborhoods in "Open Space" or "Public Open Space" as a means of retaining the rural scenic character and limiting urbanization in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect natural resources, and the lack of public service and facilities required to support more intense land uses.

3.2.2 Policy

Discretionary development projects shall be conditioned to preserve the most sensitive portions of the property as permanent open space or recreational areas (see Section 5.1).

3.3 URBAN AND RURAL RESIDENTIAL

3.3.1 Goals

1. Provide living opportunities for families of a wide range of incomes.
2. Produce neighborhood configurations which preserve the natural features of the site and minimize the requirement for grading.
3. Improve the condition of existing substandard housing and housing otherwise in need of rehabilitation.
4. Ensure that existing and future land use patterns result in cohesive and consolidated neighborhoods.

3.3.2 Policies

1. Multi-family residential development shall be discouraged adjacent to Potrero Road and Lynn Road.
2. As per Article 16 of the Ventura County Zoning Ordinance, developers shall receive density bonuses for qualified affordable housing developments.
3. Discretionary development permits involving 20 or more dwelling units shall be conditioned to provide a variety of housing densities to meet the needs of diverse family income levels.

3.4 INDUSTRIAL

3.4.1 Goals

1. Locate and design industrial land uses so as to minimize land use incompatibility with residential land uses and open space areas.
2. Limit industrial land uses to existing industrial zoned areas.

3.4.2 Policies

1. Expansion of industrial uses outside of areas presently planned for industrial shall be prohibited.
2. All exterior lighting of industrial developments shall be constructed or located so that only the intended area is illuminated, long-range visibility is minimized and off-site glare is controlled.

3. New industrial development shall be subject to the Planned Development or Conditional Use Permit process to assure compatibility with adjacent land uses. Such review shall give careful attention to landscaping, signing, access, site and building design, drainage, on-site parking and circulation, fencing and mitigation of nuisance factors.
4. The storage, handling, and disposal of hazardous materials and wastes shall be in compliance with the California Health and Safety Code, and Title 22, California Administrative Code.
5. Expansion or modification of existing industrial uses in the Casa Conejo and Lynn Ranch areas shall be carefully reviewed to ensure compatibility with adjacent residential uses.
6. Industrial uses which utilize helicopters shall be conditioned to limit flight hours, limit the number of flights per day, and utilize an approved flight path or other means, as necessary, to avoid or mitigate adverse impacts on nearby residents and other sensitive uses.

3.5 OTHER PUBLIC AGENCY PLANS

Several Federal, State and local agencies have adopted plans which embrace land use issues in the Thousand Oaks area. The following goals, policies and programs establish a relationship between these other plans and this Area Plan:

3.5.1 *Goal*

To the maximum extent feasible, ensure consistency with the plans of the National Park Service, the Santa Monica Mountains Conservancy, Conejo Recreation and Park District, Conejo Unified School District, Conejo Open Space Conservation Agency (COSCA) and the City of Thousand Oaks.

3.5.2 *Policy*

All discretionary development shall be consistent with the Santa Monica Mountains Comprehensive Plan (1979).

3.5.3 *Programs*

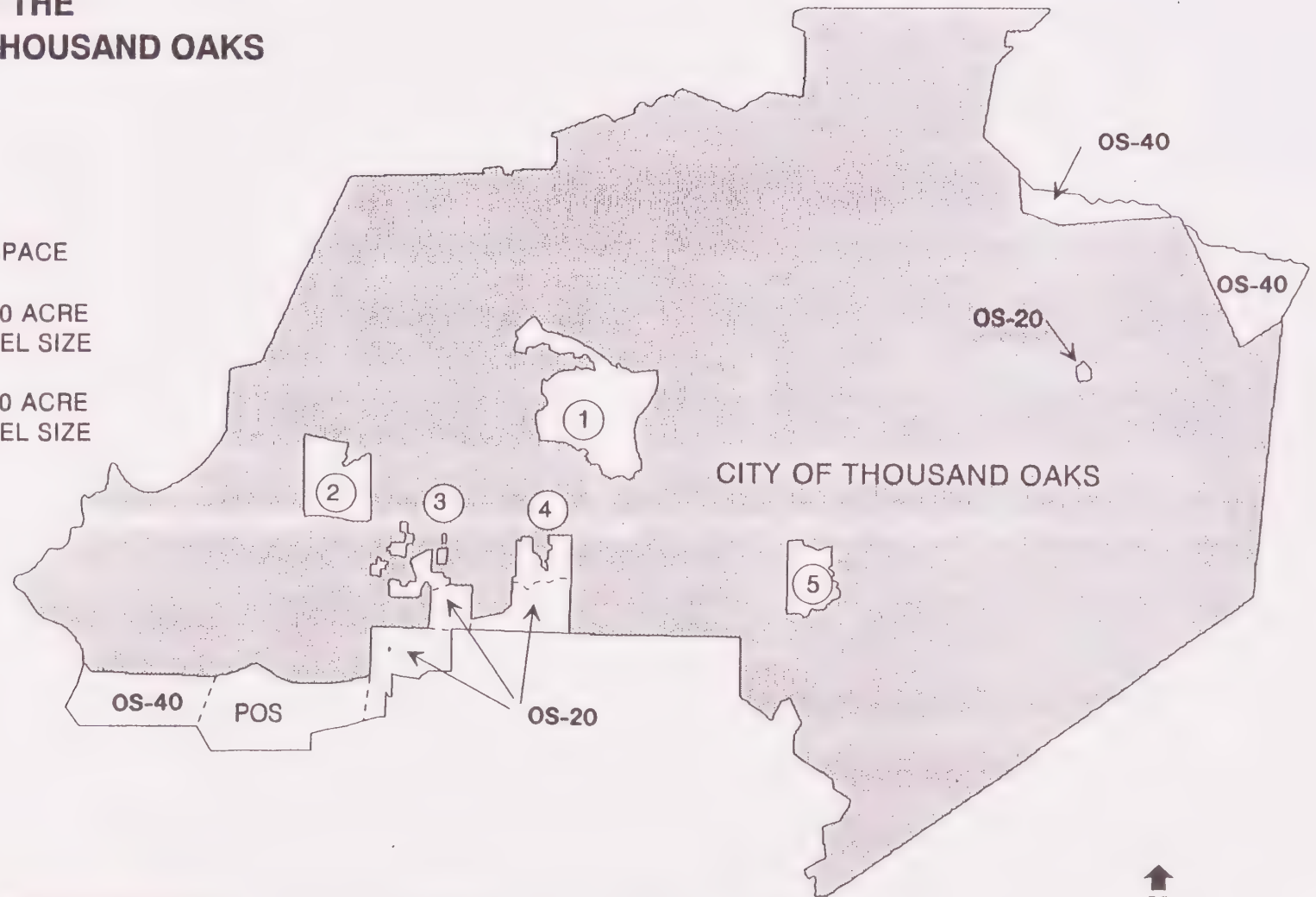
1. The Planning Division will continue to coordinate with the National Park Service and the Santa Monica Mountains Conservancy to ensure that future amendments to those agencies' plans are consistent with this Area Plan.
2. The Planning Division will coordinate with the City of Thousand Oaks to ensure this Area Plan remains consistent with the City's General Plan.

FIGURE 3

LAND USE PLAN FOR THE UNINCORPORATED THOUSAND OAKS AREA OF INTEREST

LEGEND

- POS** PUBLIC OPEN SPACE
- OS-20** OPEN SPACE, 20 ACRE
MINIMUM PARCEL SIZE
- OS-40** OPEN SPACE, 40 ACRE
MINIMUM PARCEL SIZE



NOTES

- ① SEE FIGURE 3.1, LAND USE PLAN FOR THE LYNN RANCH NEIGHBORHOOD
- ② SEE FIGURE 3.2, LAND USE PLAN FOR THE CASA CONEJO NEIGHBORHOOD
- ③ SEE FIGURE 3.3, LAND USE PLAN FOR THE KELLY ESTATES NEIGHBORHOOD
- ④ SEE FIGURE 3.4, LAND USE PLAN FOR THE VENTURA PARK/UPPER VENTURA PARK NEIGHBORHOODS
- ⑤ SEE FIGURE 3.5, LAND USE PLAN FOR THE ROLLING OAKS NEIGHBORHOOD

↑
N
No Scale

Source: VENTURA COUNTY PLANNING DIVISION

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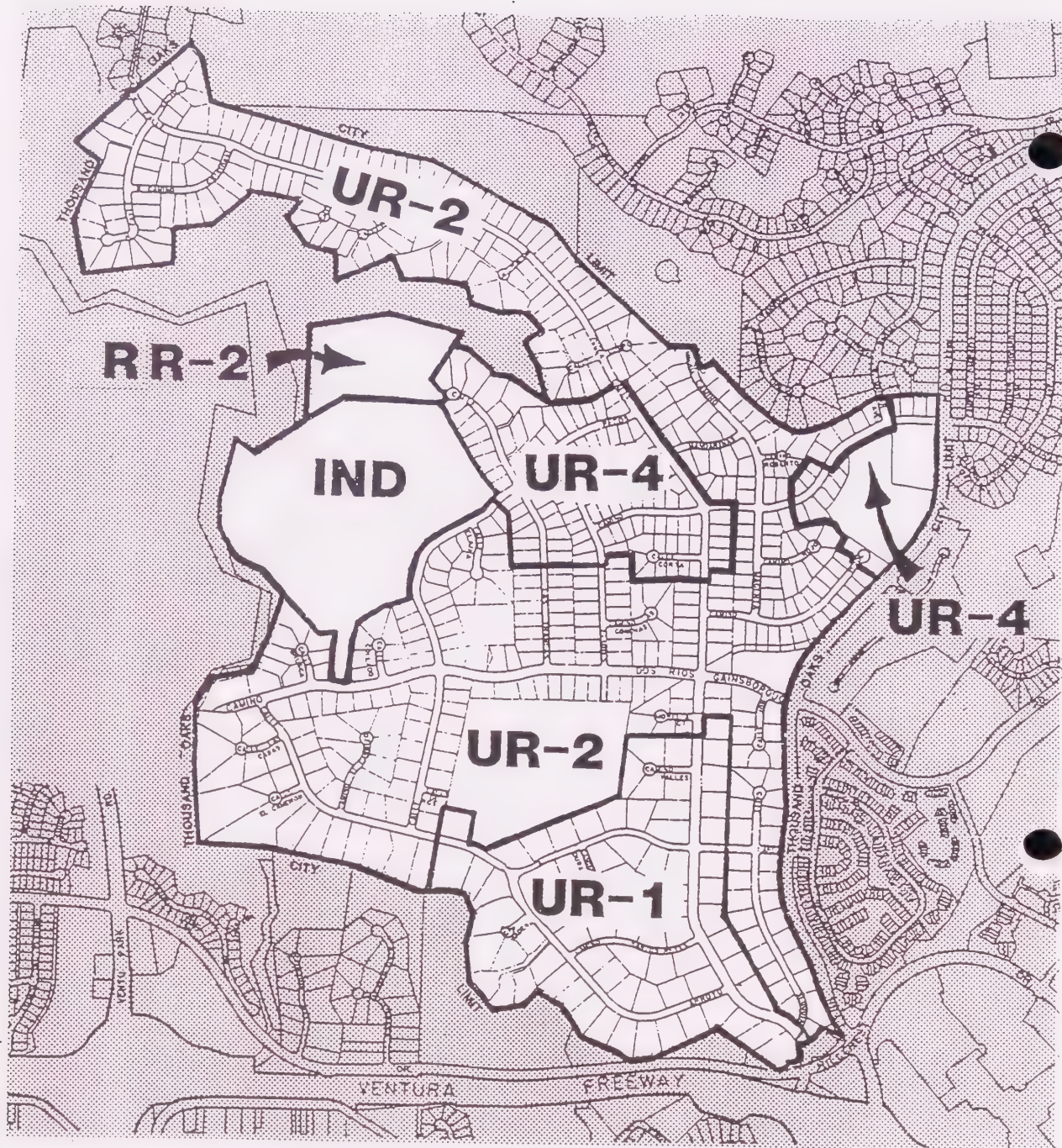


FIGURE 3.1

LAND USE PLAN FOR THE LYNN RANCH NEIGHBORHOOD



NO SCALE

LEGEND:

RR-2	RURAL RESIDENTIAL, 2 ACRE MINIMUM PARCEL SIZE
UR-1	URBAN RESIDENTIAL, 1 DU / ACRE
UR-2	URBAN RESIDENTIAL 1-2 DU'S/ACRE
UR-4	URBAN RESIDENTIAL, 2-4 DU'S/ACRE
IND	INDUSTRIAL

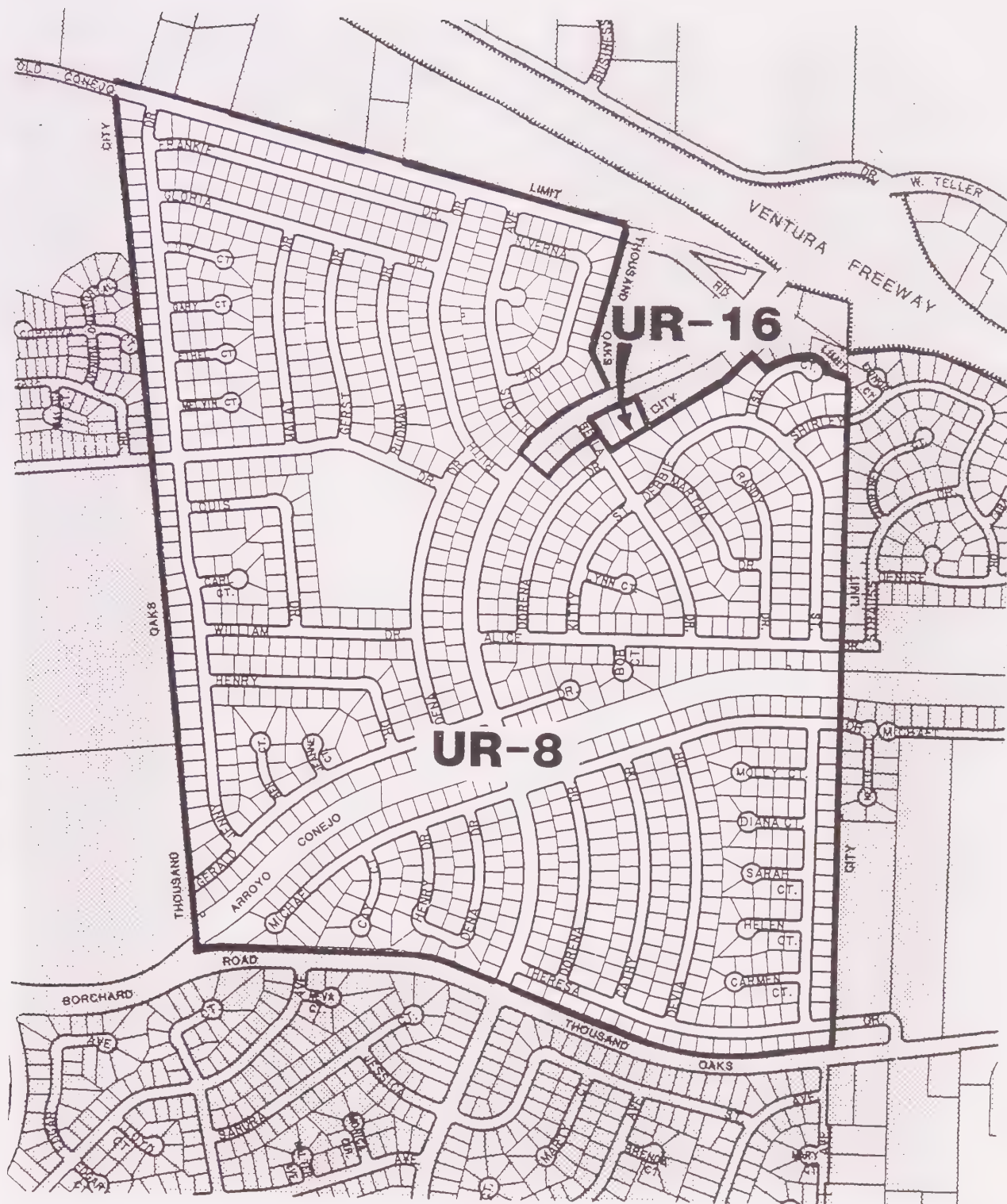


FIGURE 3.2
**LAND USE PLAN FOR THE
 CASA CONEJO NEIGHBORHOOD**



NO SCALE

LEGEND:

UR-8	URBAN RESIDENTIAL, 6-8 DU'S/ACRE
UR-16	URBAN RESIDENTIAL, 12-16 DU'S/ACRE

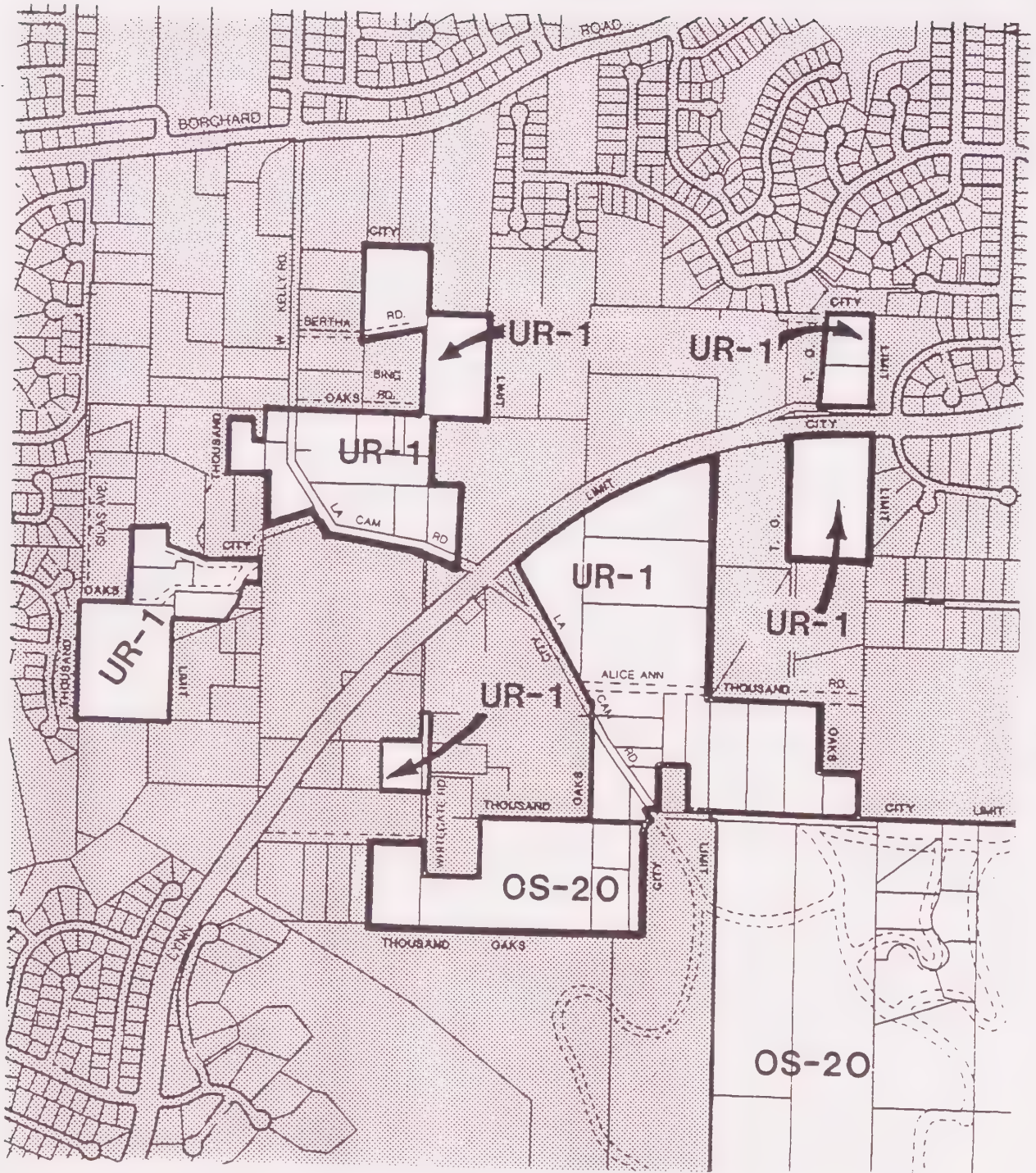


FIGURE 3.3

LAND USE PLAN FOR THE KELLY ESTATES NEIGHBORHOOD



LEGEND:

- OS-20 OPEN SPACE, 20 ACRE MINIMUM PARCEL SIZE
- UR-1 URBAN RESIDENTIAL, 1 DU/ACRE

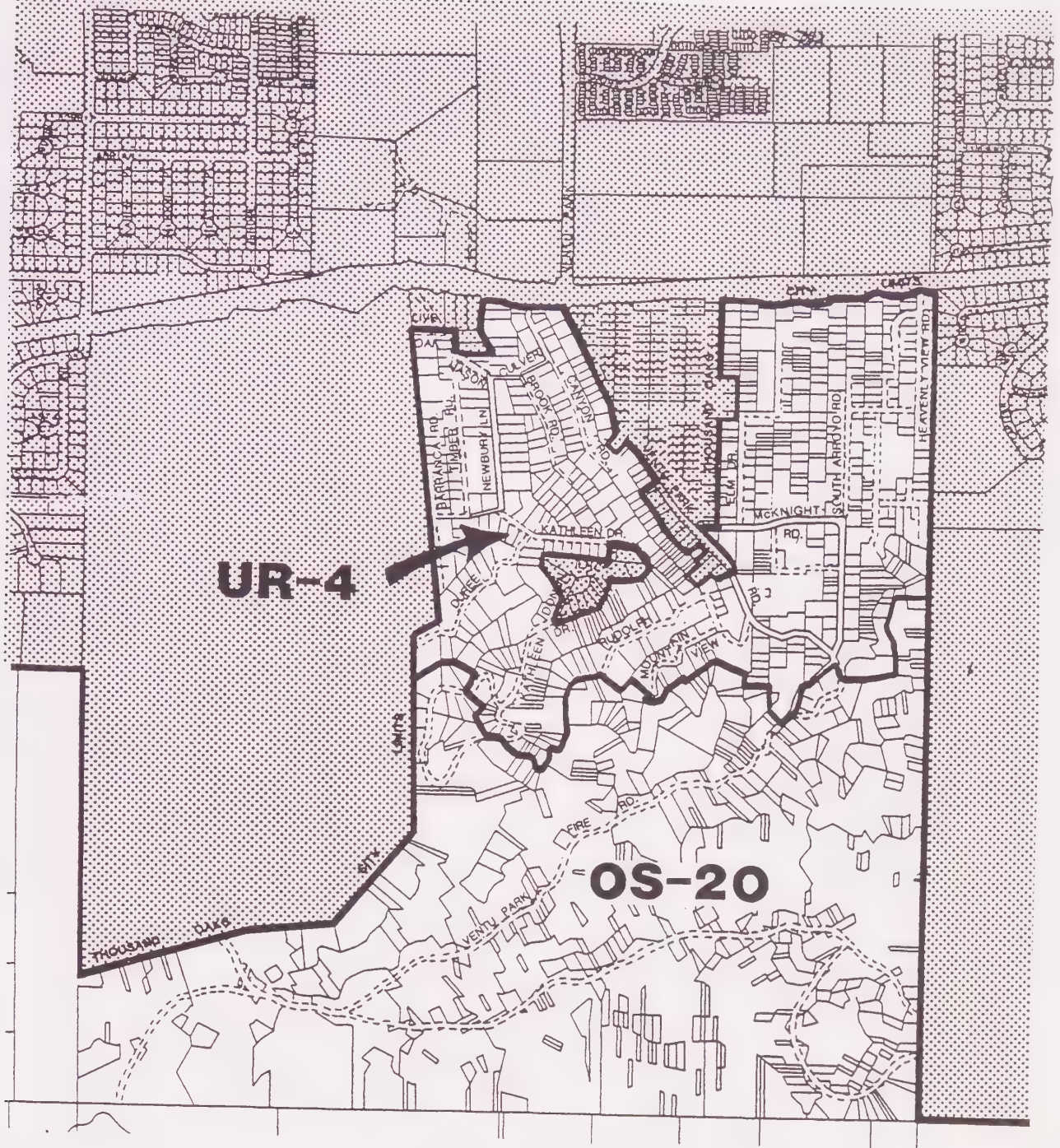


FIGURE 3.4

LAND USE PLAN FOR THE VENTU PARK/UPPER VENTU PARK NEIGHBORHOODS



NO SCALE

LEGEND:

- OS-20** OPEN SPACE, 20 ACRE MINIMUM PARCEL SIZE
- UR-4** URBAN RESIDENTIAL, 2-4 DU'S/ACRE

12-10-96

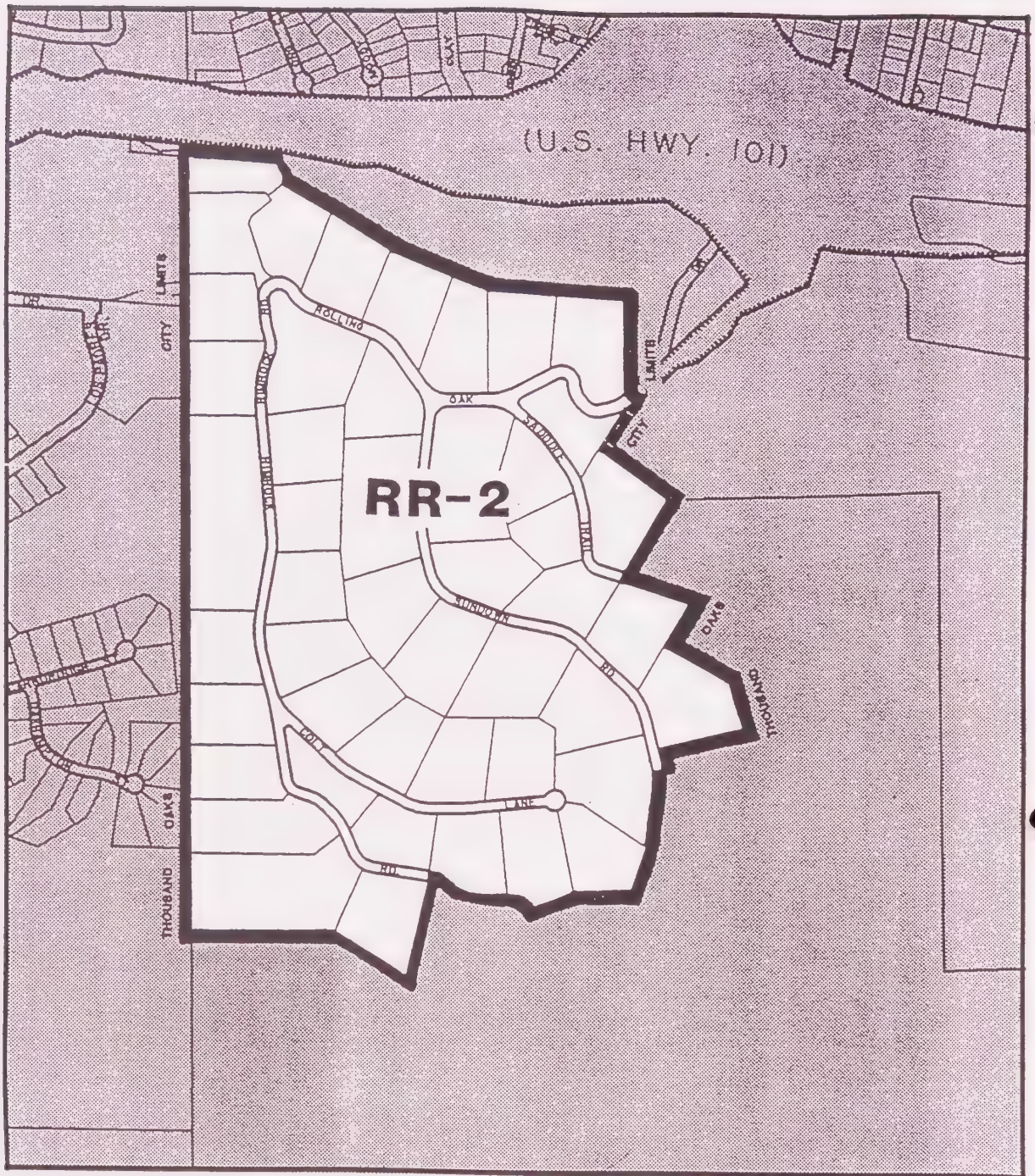


FIGURE 3.5

LAND USE PLAN FOR THE ROLLING OAKS NEIGHBORHOOD

LEGEND

RR-2

RURAL RESIDENTIAL, 2-5 ACRE
MINIMUM PARCEL SIZE



NO SCALE

FIGURE 4

**BUILDING INTENSITY/POPULATION DENSITY STANDARDS
THOUSAND OAKS AREA PLAN**

PUBLIC OPEN SPACE/OPEN SPACE

DESIGNATION	ACRES	MAX. BLDG. COVERAGE (% OF LOT AREA)	MAXIMUM INTENSITY (DU/AC) ¹	DWELLING UNITS	AVERAGE POP/DU	POPULATION	AVERAGE POPULATION DENSITY (PERSONS/ACRE)
POS (10 Ac. Min.)	657	5%	N/A	0	N/A	0	0.00
OS-40 (40 Ac. Min.)	1,040	5% ²	0.03	31	2.31 ³	71	0.07
OS-20 (20 Ac. Min.)	834	5% ²	0.05	42	2.31 ³	97	0.12
TOTALS	2,531			73		168	

RESIDENTIAL

DESIGNATION	ACRES	MAX. BLDG. COVERAGE (% OF LOT AREA)	MAXIMUM INTENSITY (DU/AC) ²	DWELLING UNITS	AVERAGE POP/DU ⁴	POPULATION	AVERAGE POPULATION DENSITY (PERSONS/ACRE)
RURAL RESIDENTIAL							
RR-2 (2 Ac. Min.)	189	25%	0.50	94	2.79	263	1.39
URBAN RESIDENTIAL							
UR-1 (1 DU/Ac.)	160	25%	1.00	160	2.79	446	2.79
UR-2 (1 - 2 DU/Ac.)	308	28%	2.00	616	2.79	1,719	5.58
UR-4 (2 - 4 DU/Ac.)	221	35%	4.00	884	2.79	2,466	11.16
UR-8 (6 - 8 DU/Ac.)	272	48%	8.00	2,176	2.79	6,071	22.32
UR-16 (12 - 16 DU/Ac.)	1	55%	16.00	16	2.79	45	45.00
TOTALS	1,151			3,946		11,010	

INDUSTRIAL

DESIGNATION	ACRES	MAX. BLDG. COVERAGE (% OF LOT AREA)	PROJECTED FLOOR AREA (X 1,000 SF)	AVERAGE NUMBER OF EMPLOYEES PER 1,000 SF	EMPLOYEES	AVERAGE NUMBER OF EMPLOYEES/ACRE
IND (INDUSTRIAL)	60	50%	523	2.0	1,046	17.42

Footnotes:¹Excludes second dwelling units per Section 65852.2 of the State Government Code.²Excludes greenhouses, hothouses, and the like. For nonconforming lots, maximum building coverage shall be 2,500 square feet, plus one square foot for each 22.3 square feet of lot area over 5,000 square feet.³Figure based upon estimated average population/dwelling unit per the forecasts for the Thousand Oaks Growth and Non-Growth Areas for 1990 (averaged).⁴Figure based upon estimated average population/dwelling unit per the forecasts for the Thousand Oaks Growth Area for 1990.

4. PUBLIC FACILITIES AND SERVICES

In addition to the public facilities and services related goals, policies and programs identified in the County General Plan Goals, Policies and Programs document, the following shall be applicable to the Thousand Oaks Area of Interest:

4.1 TRANSPORTATION AND CIRCULATION

4.1.1 Goals

1. Ensure an adequate circulation and transportation system to serve the needs of the existing and future residents of the Thousand Oaks Area of Interest.
2. Ensure that new development ties into the existing primary circulation system by an adequate collector street network.
3. Ensure a Level of Service "C" or better on all streets and intersections.
4. Provide safe pedestrian and bicycle pathways throughout the unincorporated Thousand Oaks area.
5. Encourage the expansion of public and private bus service to serve the Thousand Oaks Area of Interest.
6. Ensure that road improvements are compatible with existing and planned equestrian trails and bicycle pathways.

4.1.2 Policies

1. All road improvements shall be in conformance with the circulation maps contained within the Thousand Oaks Area Plan which have been designed to reflect the above goals (see Figures 6, 7, and 8).
2. Discretionary development shall be conditioned to mitigate any significant adverse impact to circulation, including contributing to the cost of offsite improvements.
3. All new public roads, except State highways, shall be designed and constructed in accordance with County Road Standards or better, and State maintained roads shall be designed and constructed in accordance with State road standards or better.
4. All private roads shall meet the minimum requirements of the Ventura County Fire Protection District Private Road Guidelines, as amended, unless higher standards are deemed necessary by the Fire Protection District. Provisions for private road maintenance shall be incorporated into any future discretionary development.

5. The following **standards** shall apply to all roads constructed in **moderate or steeply sloped hillside areas**:
- (1) Grading and disturbance of natural topography shall be kept to a minimum.
 - (2) Roads should be designed to adequately accommodate surface water runoff.
 - (3) Streets should be designed to reflect a rural, rather than urban, character.
 - (4) Street alignments should be parallel to contours in valleys or ridges, where possible. Where a location between a valley or ridge is unavoidable, east/west or north/south bound lanes should be at different elevations.
 - (5) Sidewalks and walkways shall be provided in accordance with a carefully conceived pedestrian circulation plan, but shall not be rigidly required on every street.
 - (6) Street lighting in **moderate or steeply sloped areas** should be of low profile design, unobtrusive, and designed to enhance a rural character.
6. Industrial discretionary development projects shall be conditioned to provide incentives to transit use (e.g., provide bus passes for their employees or clients, establish a subscription bus service, or participate in car pool/van pool programs, etc.).
7. Discretionary development projects which may be expected to benefit from the road network, bicycle path system and/or the equestrian trail system shall be conditioned to dedicate land and construct improvements or pay a fee for auto, bicycle and equestrian facilities in accordance with the circulation maps. Bicycle and/or equestrian trails shall be integrated, where feasible, into the overall circulation plan for discretionary development projects.
8. Discretionary permit proposals shall be reviewed by City of Thousand Oaks Transit and shall be conditioned to provide bus turnout facilities, and/or other appropriate transit improvements as requested by City of Thousand Oaks Transit.
9. Rezoning to allow more intensified development in areas inadequately served by a local traffic circulation system (e.g., Ventu Park) shall not be approved until a mechanism has been established to improve the local traffic circulation system, such as formation of a special assessment district, redevelopment district or other means approved by the County which will ensure that the property will be served by means of access which meet County road **standards** for public roads or County Fire Protection District **standards** for private roads.

4.1.3

Program

1. The County Public Works Agency, in consultation with the Ventu Park Homeowners Association, shall present to the Board of Supervisors for their consideration a program for the design and construction of rural road improvements with the Ventu Park neighborhood. The purpose of such improvements shall be to improve public safety and traffic circulation while maintaining the rural ambience of the Ventu Park neighborhood. Said program shall include consideration of funding mechanisms such as the creation of a special assessment district. Public Works shall evaluate means to make the cost of this program affordable to Ventu Park residents such as extending the payback period over a long period of time. This program shall be initiated when 60% of all property owners within the Ventu Park neighborhood (or 60% of the linear frontage on each block proposed to be included in this program) sign a petition requesting the establishment of a special assessment district for the improvement of the local road system.

FIGURE 6

TRAFFIC CIRCULATION IMPROVEMENTS

30



LEGEND

- NEW ROAD CONSTRUCTION
- — — PLANNED ROAD WIDENING
- . - . - PLANNED FREEWAY WIDENING

Source: VENTURA COUNTY PLANNING DIVISION
CITY OF THOUSAND OAKS PLANNING DEPT.
Revised: 7/12/94

FIGURE 7

PROPOSED TRAFFIC CIRCULATION IMPROVEMENTS

ROAD WIDENING

1. Ventura Freeway: Widen to ten lanes. Responsibility: CALTRANS.
2. Moorpark Freeway: Widen segment between U.S. 101 and Olsen Road from four to six lanes. Responsibility: CALTRANS.
3. Wendy Drive: Widen from two lanes to four lanes *only* if determined necessary by study (see Program 4.1.3.2). If widening is required the design should incorporate adequate parking lanes. Responsibility: County (Newbury Park Road Improvement Area of Contribution).

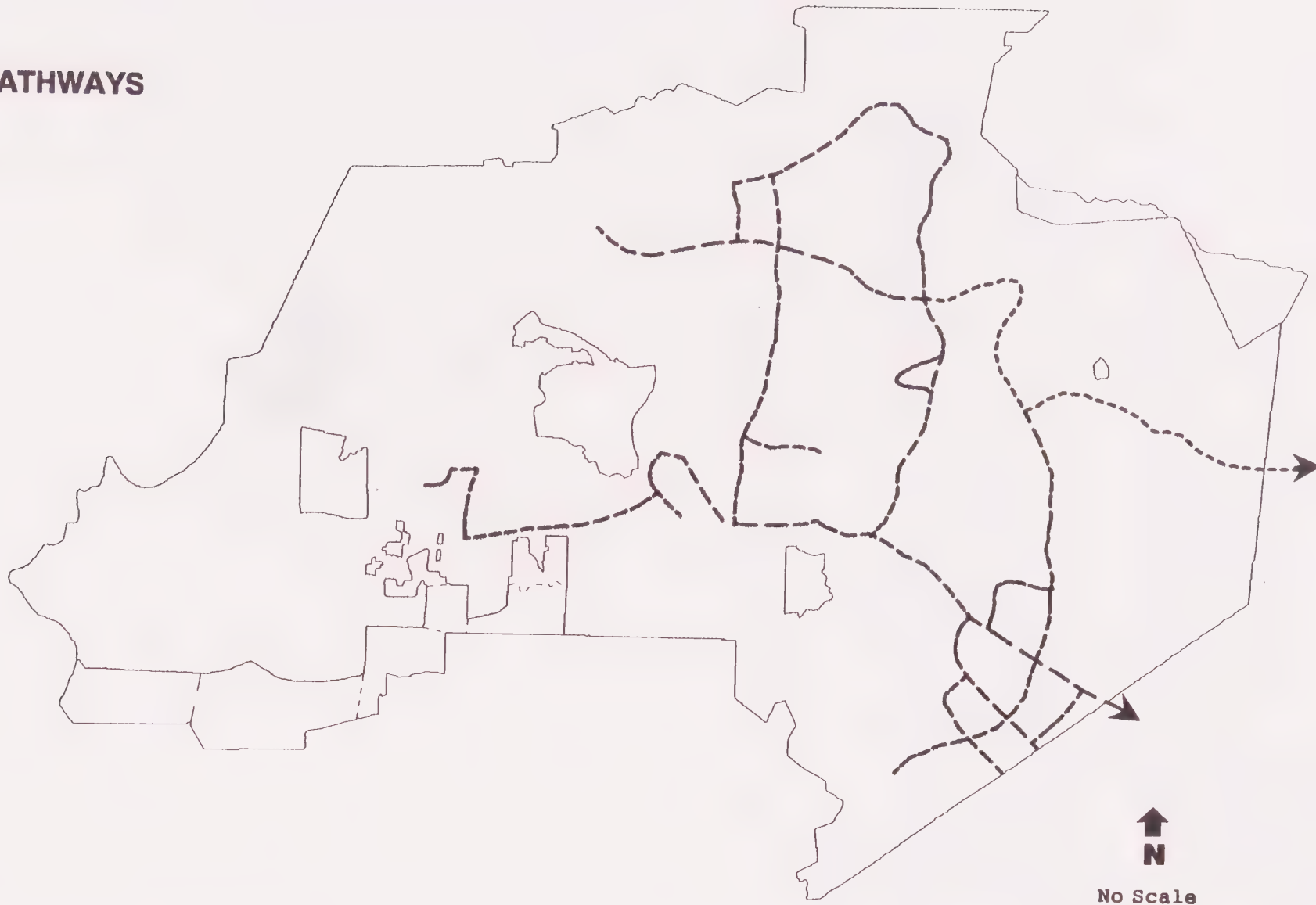
NEW CONSTRUCTION

- A. Sunset Hills Blvd.: Extend Sunset Hills Blvd. to connect with First St. in Simi Valley. Responsibility: City of Thousand Oaks, City of Simi Valley (conditioning of **discretionary development**).

FIGURE 8

BICYCLE PATHWAYS

32



LEGEND

--- EXISTING BICYCLE PATHWAYS

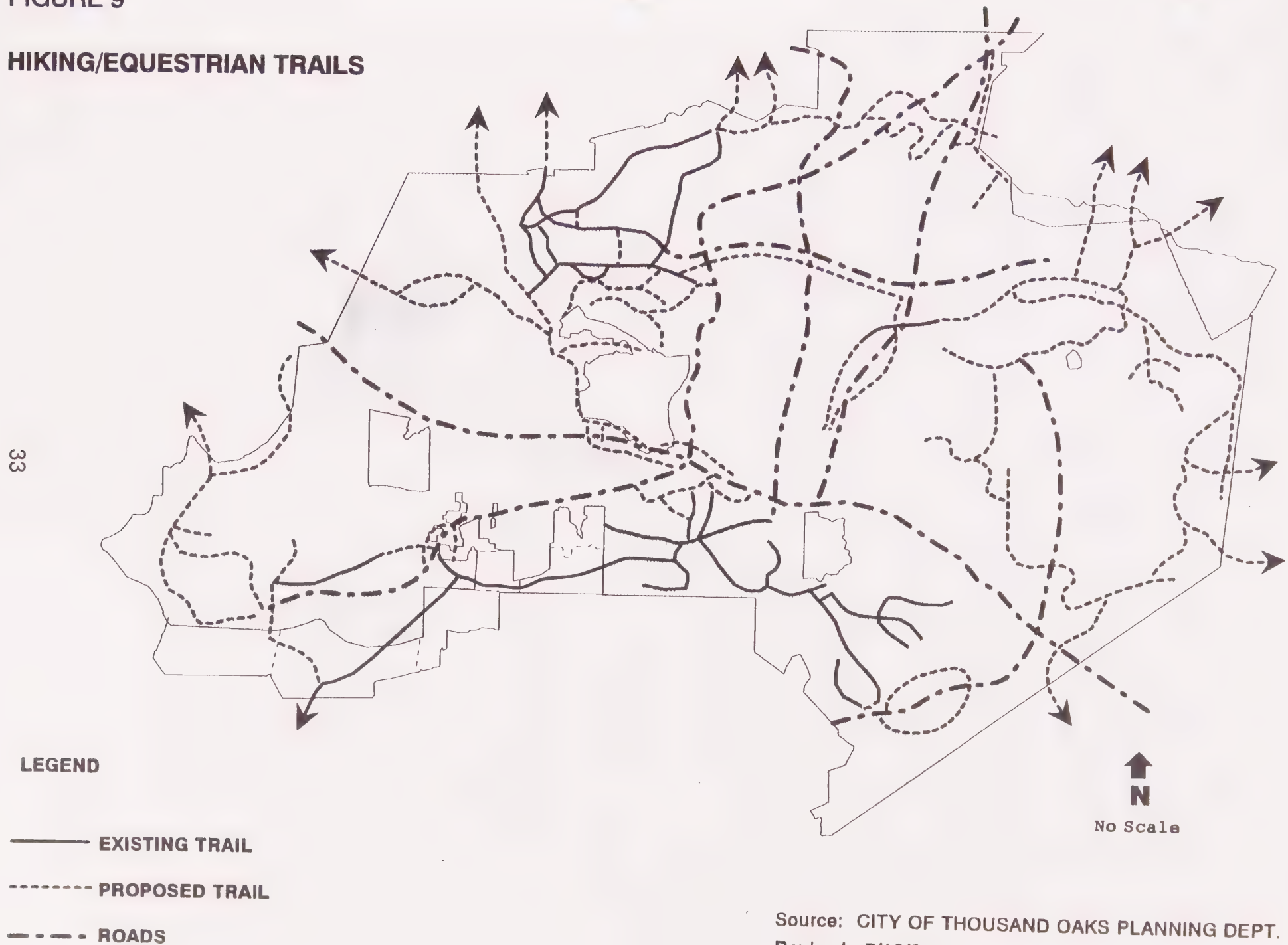
..... PROPOSED BICYCLE PATHWAYS

Source: VENTURA COUNTY PLANNING DIVISION
CITY OF THOUSAND OAKS PLANNING DEPT.
Revised: 7/12/94

FIGURE 9

HIKING/EQUESTRIAN TRAILS

33



Source: CITY OF THOUSAND OAKS PLANNING DEPT.
Revised: 7/12/94

4.2 WATER SUPPLY

4.2.1 Goals

1. Ensure the employment of water conservation measures in new construction and development.
2. Ensure that urban and rural residential neighborhoods inadequately served by water delivery infrastructure are upgraded.

4.2.2 Policies

1. Discretionary development shall be conditioned to utilize all feasible water conservation techniques.
2. Rezoning to allow more intensified development in areas inadequately served by domestic water delivery infrastructure shall not be approved until a mechanism has been established to upgrade the local domestic water delivery infrastructure.
3. Discretionary development in urban and rural residential neighborhoods that are within an existing water purveyor's pressure zone shall not be permitted to utilize a private well system for domestic water service, unless the property owner signs a binding agreement with the water purveyor to discontinue use of the well system for domestic water purposes and to connect to the water system when it becomes available, and to participate financially in the cost of any needed facilities, if required by the purveyor. Such permitted well systems may be utilized for agricultural and/or landscape purposes.
4. City policies, such as requirements for design and construction, connections to the City mains, etc., shall be utilized in the construction of water mains.

4.2.3 Program

The City of Thousand Oaks shall form an assessment district to master plan and construct needed water delivery infrastructure in urban and rural residential neighborhoods where such services are deficient (e.g., Ventu Park).

4.3 SANITATION

4.3.1 Goals

1. Encourage recycling of solid waste materials.
2. Ensure that sewage lines are constructed to serve all existing and future development in the Thousand Oaks unincorporated urban and rural residential neighborhoods, and are sized so as not to facilitate future intensification of land uses outside of the unincorporated urban and rural residential neighborhoods.

4.3.2 Policies

1. Discretionary development shall be conditioned to utilize feasible solid waste recycling measures.

2. The sewer system designed for the unincorporated urban and rural residential neighborhoods shall be sized to be no larger than necessary to serve those uses allowed under the existing General Plan land use densities.
3. Rezoning to allow more intensified development in areas inadequately served by sewer infrastructure shall not be approved until a mechanism has been established to upgrade the local sewer infrastructure.
4. Discretionary development in urban and rural residential neighborhoods shall not be permitted on septic systems unless it complies with the County Sewer Policy and the property owner signs a binding agreement with the sewer purveyor to connect to the sewer system when such a system becomes available, and to participate financially in the cost of any needed facilities, if required by the purveyor.

4.3.3 *Programs*

1. The County Solid Waste Management Department will prepare and recommend standard conditions designed to promote recycling efforts for discretionary development permits.
2. The City of Thousand Oaks shall be encouraged to form an assessment district to master plan and construct needed sewer infrastructure in urban and rural neighborhoods where such services are deficient (e.g., Ventu Park).

4.4 UTILITIES

4.4.1 *Goal*

Provide adequate utility services to the Thousand Oaks Area of Interest in keeping with the area's scenic qualities.

4.4.2 *Policy*

The undergrounding of all electric, cable, television, phone and gas lines shall be required, where feasible, for all discretionary development.

4.5 PUBLIC SAFETY

4.5.1 *Goals*

1. Provide for the protection of the public through effective law enforcement, fire protection, and paramedic programs and policies.
2. Prohibit development in areas where either emergency access or adequate water supplies for fire fighting purposes cannot be provided.
3. Ensure that future development provides adequate private security where appropriate for the prevention of local crime.

4.5.2 *Policies*

1. Discretionary development shall comply with the requirements of the Fire Protection District and Sheriff's Department by providing adequate access for fire, law enforcement, emergency equipment and personnel, and evacuation.

2. Adequate water supplies and delivery system for fire fighting purposes shall be required to serve any discretionary development in accordance with the standards of the Fire Protection District.

4.6 EDUCATION

4.6.1 Goal

Promote multiple use of school facilities.

4.6.2 Policy

School facilities should be utilized for community and parks and recreation activities whenever possible.

4.6.3 Programs

1. The Conejo Unified School District is encouraged to make school facilities available during off-school hours as appropriate for community meeting space, recreation, and other compatible functions.
2. The County Planning Division shall coordinate an exchange of information with the Conejo Unified School District regarding school needs and new residential development.

4.7 RECREATION

4.7.1 Goals

1. Cooperate with the Conejo Recreation and Park District to ensure that recreation needs of existing and future residents of the Thousand Oaks Area of Interest are adequately provided for.
2. Promote the acquisition of open space lands by park or open space agencies (Conejo Open Space Conservation Agency [COSCA], and the Conejo Recreation and Park District).
3. Ensure the completion of the unincorporated portion of the Thousand Oaks regional trail system and protect existing trails.
4. Ensure that recreational uses in sensitive open space areas preserve natural resources in balance with the provision of opportunities for the use and enjoyment of those resources.
5. Encourage community volunteer efforts to enhance parks, trails, and recreation by organized groups (e.g., Equestrian Trails Incorporated, Mounted Assistance Units, Concerned Off-Road Bicyclists Association, Boy Scouts, Girl Scouts, Santa Monica Mountains Trails Council, California Native Plant Society, etc.).

4.7.2 Policies

1. All discretionary development that may affect recreation resources, trail systems, or parklands shall be reviewed by affected recreation agencies (e.g., Ventura County General Services Agency - Recreation Services, Conejo Recreation and Park District, Santa Monica Mountains Conservancy, California Department of Parks and Recreation, National Park Services, Conejo Open Space Conservation Agency [COSCA]), for impact on recreation opportunities and resources.

2. **Discretionary development** permits within or adjacent to areas of significant wildlife habitat, scenic areas, **steep slopes, moderate slopes**, canyons, water courses, and other **hazardous or sensitive areas** shall be conditioned to reserve a portion of the site for natural open space or recreation in accordance with the **standards** established in Section 5.1 of this Plan. Where appropriate, developers will be encouraged to dedicate such areas to park or open space agencies.
3. **Discretionary development** near existing or proposed equestrian trails, as depicted on "Hiking/Equestrian Trails", shall be conditioned to mitigate or avoid adverse impacts to the existing trail system. **Discretionary development** permits which may be expected to benefit from the regional trail system shall be conditioned to dedicate and improve, or pay a fee for, planned trails and public trail access points and install appropriate signs to the **standards** of the County of Ventura, **Conejo Open Space Conservation Agency (COSCA)** and the Conejo Recreation and Park District.

4.7.3 *Program*

Recommend that the National Park Service continue its program to acquire additional public open space and recreation land near Rancho Sierra Vista-Satwiwa pursuant to the Santa Monica Mountains National Recreation Area Land Protection Plan (1984).

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5. SPECIAL GUIDELINES AND STANDARDS

One of the major purposes of the Area Plan is to ensure that the County unincorporated areas in the Thousand Oaks Area of Interest are governed by standards which are reflective of grading and land use policies employed by the City of Thousand Oaks. The following special guidelines and standards are derived from various ordinances, resolutions and other policy documents adopted by the City of Thousand Oaks.

5.1 STANDARD CONDITIONS FOR PROJECTS INCORPORATING PERMANENT OPEN SPACE/RECREATION AREAS

5.1.1 Objective

To protect sensitive areas of the unincorporated Thousand Oaks Area of Interest through conditioning of discretionary development to preserve the most sensitive portions of a proposed project site as permanent open space/recreation areas.

5.1.2 Open Space/Recreation Area Standard

The minimum percentage of the site to be thus preserved is described in the following table:

Average Percent Slope of Site	Minimum Percent of Site to Remain in Natural State (No Cut or Fill) or Be Developed Solely For Recreational Purposes
0.0 - 14.9%	32.5%
15.0 - 17.4%	40.0%
17.5 - 19.9%	47.5%
20.0 - 22.4%	55.0%
22.5 - 24.9%	62.5%
25.0 - 27.4%	70.0%
27.5 - 29.9%	77.5%
30.0 - 32.4%	85.0%
32.5 - 34.9%	92.5%
35.0% and above	100.00%

Note: The above standard may be waived or modified by the decision-making body if it would preclude a reasonable and conforming use of the subject property.

5.1.3 Open Space Ownership and Maintenance

Those areas which are to remain as undeveloped open spaces, such as undevelopable slopes and natural landmarks, etc., or which are to be used for recreational purposes may be offered, through dedication, to a governmental jurisdiction as part of an open space and park system. If, however, the public agency does not accept such an offer, the developer shall make provisions for the ownership and care of the open space in such a manner that there can be necessary maintenance thereof. Such areas shall be provided with appropriate access and should, where feasible, be designated as separate parcels which may be maintained through special fees charged to the residents of the subject development or through an appropriate homeowners' association.

5.1.4 Standard Conditions

The following conditions should be applied to residential tract maps and other discretionary development located in sensitive areas as appropriate.

1. Open Space

- (1) The open space area proposed to remain in a natural state should be placed in separate lots and title shall be held by an appropriate public entity (e.g., Ventura County General Services Agency - Recreation Services, Conejo Open Space Conservation Agency (COSCA), California Department of Parks and Recreation, National Park Service, Conejo Recreation and Park Service, Santa Monica Mountains Conservancy), a homeowners' association or other entity approved by the County.

- (2) Open space shall be shown on the Final or Parcel Map and, where feasible, deeded to the designated entity concurrent with the recordation of the map with the County Recorder, (or prior to use inauguration for other affected entitlements), subject to acceptance by the public entity.

The public entity shall be provided with a 1" - 100' scale map delineating topography, geologic data and as-built data referencing existing utilities, archaeological information, known well sites, and other pertinent data.

- (3) Prior to recordation of the Final or Parcel Map, open space areas shall be restored by the developer to their natural state using methods such as:
 - a. Use of native plant materials in the landscape treatment whenever feasible.
 - b. Removal of surface scars, including, but not limited to, roads not part of the trail system, motorcycle trails, utilities excavations, and other ground disturbance associated with past uses. A restoration plan emphasizing erosion control and use of native plant materials shall be submitted for review and approval by the County Planning Division.
 - c. Removal of any structures or out-buildings which are not useable or historical, and of all trash, refuse and debris that is foreign to the natural environment.

2. Property Boundary

- (1) Property boundaries of dedicated open space shall be marked with permanent monuments and staked with short (24-inch), orange-colored painted pipe or in another manner deemed appropriate by the Ventura County Public Works Agency.
- (2) A public entity accepting an open space area shall be provided with an original or reproducible vellum boundary map at 1" - 100' scale which includes bearings, distances or other appropriate callout for all property and easement lines. The information required by Section 5.1.4-1(2), paragraph 2, may be included on this map.

3. Access (Fencing and Gates)

- (1) Access to the open space property shall be controlled through fencing or other appropriate means approved by the County Planning Division and constructed or bonded by the developer prior to recordation or use inauguration.
 - a. Nonflammable fencing of a design and type approved by the County Planning Division and the designated entity shall be installed adjacent to streets bordering open space.
 - b. Special barriers and gates shall be installed at trail access points and other potential points of access to preclude unauthorized vehicles from entering open space.
 - c. If fencing is to be installed, it shall be located to complement the natural contour and shall be placed at least one foot within the boundary of the private parcels.
 - d. Nongated fencing or walls shall be installed between residential lots and open space.

4. Trails

- (1) Trails shall be constructed in the open space according to the plans and standards of the County of Ventura, the Conejo Open Space and Conservation Agency (COSCA) and the Conejo Recreation and Park District (CRPD).
- (2) All proposed trails and trail easements shall be shown on a grading plan prepared by applicant and approved by the County.

5. Improvements

All improvements, including stream channel inlets, brow ditches, and bench drains shall be stained an earth color to blend with the surrounding natural landscape conditions.

5.2 GUIDELINES FOR THE PRESERVATION AND PROTECTION OF TREES

5.2.1 Purpose

The purpose of these Guidelines is to augment the requirements of the County's Scenic Resource Protection Overlay Zone, Tree Protection Guidelines, and the Tree Protection Regulations (see Non-Coastal Zoning Ordinance) by applying regulations which are comparable to the oak tree preservation and protection regulations imposed by the City of Thousand Oaks.

5.2.2 Objectives

In implementing these Guidelines, it is the intention of the County to:

1. Preserve and protect Alder, Big Leaf Maple, Sycamore, Cottonwood and Oak trees in recognition of their historic, aesthetic, environmental and landmark value to the citizens of the Thousand Oaks area.
2. Prohibit uncontrolled and indiscriminate destruction of these protected trees.

3. Require the preservation of healthy trees unless reasonable and conforming use of the property justifies the removal, cutting, or encroachment into the **protected zone** of a **protected tree**.

5.2.3 Applicability of Guidelines

These guidelines shall be applicable to all properties within the Scenic Resource Protection Overlay Zone and all **discretionary development** on property containing **protected trees** located within the unincorporated Thousand Oaks **Area of Interest**.

5.2.4 Permit Required

A Tree Permit must be obtained pursuant to the provisions of the County's Scenic Resource Protection Overlay Zone, County's Tree Protection Guidelines, and the Tree Protection Regulations (see Non-Coastal Zoning Ordinance) in order to take any of the following actions in regard to a **protected tree** anywhere in the unincorporated Thousand Oaks **Area of Interest**:

1. Cutting, including pruning of branches in excess of two inches (2") in diameter.
2. Removal.
3. Relocation from one part of the site to another.
4. Encroachment into the **protected zone** of the tree (including grading, excavating, trenching, paving, parking of vehicles, storage of materials or equipment, the construction of structures or other improvements, poisoning, overwatering or other actions taken which could result in injury or death to the tree).

5.2.5 Standards for Granting or Denying Permits

A Tree Permit may be approved based upon one or more of the following findings by the Planning Director (or designee):

1. The condition or location of the protected tree requires cutting to maintain or aid its health, balance or structure;

Note: The removal of live tissue for the purpose of improving or altering the appearance of an oak tree is prohibited. Additionally, it is desirable to postpone the cutting of heavily charred fire-damaged Coast Live Oak Trees for at least two to three years given that most trees will recuperate.

2. The condition of the tree(s) with respect to disease, danger of falling, proximity to existing structures, high pedestrian traffic areas such as parking lots, pedestrian walkways, or interference with utility services cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices;

Note: Any persons who feel a **protected tree** located on property possessed, owned or controlled by them is a danger to the safety of themselves, others or to structural improvements on-site or off-site shall have an obligation to secure the area around the tree or support the tree, as appropriate, to safeguard both persons and improvements from harm.

3. It is necessary to remove, relocate, cut or encroach into the **protected zone** of a **protected tree** to enable the reasonable and conforming use of the subject property which is otherwise prevented by the presence of the tree.

5.2.6 Application and Processing

Except as provided in these Guidelines, applications for Tree Permits shall be processed in accordance with the County's Tree Protection Guidelines.

1. **Tree Report** - A Tree Report, prepared by a qualified tree consultant, and containing specific information concerning the location, condition, potential impacts of development, recommended actions and mitigation measures regarding **protected trees** on the site shall be required as a part of the Tree Permit application, unless specifically waived by the County Planning Division (such as for the removal of dead or hazardous trees).

All work conducted with the **protected zone** of the **protected tree** shall be performed in the presence of the applicant's tree consultant.

2. **Utility Trenching-Pathway Plan** - Unless waived by the County Planning Division, the applicant will be required to submit a Utility Trenching-Pathway Plan for review and approval by the County's landscape consultant. The plan will depict all of the following systems: storm drains, sewers, easements, area drains, gas lines, electrical service, Cable TV, and water mains. Additionally, the plan must show all lateral lines serving the residences. The plan must include the precise locations of all **protected trees** on the project as well as an accurate plotting of the **protected zone**. The plan should be developed considering the following general guidelines:

- (1) The plan must be developed to avoid going into the **protected zone** of any **protected tree** on its path from the street to the building.
- (2) Where it is not possible to avoid some encroachment, the design must minimize the extent of such encroachment.

3. **Tree Permits Involving Four or More Protected Trees** - The City of Thousand Oaks Department of Planning and Community Development shall be notified of all requests for removals, encroachments and/or relocations involving four (4) or more **protected trees**. The County Planning Director's decision on such applications shall automatically be deferred to the County Planning Commission for final determination.
4. **Landscape Consultant Review** - Tree Permit applications shall be reviewed by the County's landscape consultant where appropriate.
5. **Letters of Certification** - Certification letters are required for all work conducted upon **protected trees**. In this regard, the applicant's tree consultant will be required to submit a certification letter to the Planning Division within five (5) working days of such work attesting that all of the work was conducted in accordance with the appropriate permits and requirements of these Guidelines.

5.2.7 Special Tree Requirements

1. **Use of Hand Tools** - Unless otherwise approved, all work conducted in the ground within the **protected zone** will be accomplished using non-power hand tools only.
2. **New Plants in Protected Zone** - Although it is best not to allow any plants within the **protected zone**, only drought tolerant plantings will be permitted. However, if such plants are installed, no spray type irrigation systems are allowed. Unless waived by the County, a landscape plan shall be prepared pursuant to the County's Landscape Design Criteria.
3. **Tree Cavities** - The applicant's tree consultant may make recommendations requiring that certain cavities be cleared out to remove all decayed wood, provide for proper drainage and allow for new growth. Concrete or similar material shall not be used to seal or fill cavities. Screening may be applied over remaining cavities to prevent animal habitation in the trees recommended for this treatment.
4. **Root System** - Where structural footings are required and roots will be impacted, the footings shall be bridged and the roots protected. Unless otherwise approved by the County's landscape consultant, all such roots must be covered with a layer of plastic cloth and two to four inches of styrofoam matting prior to pouring the footing.
5. **Parking Lots and Pedestrian Walkway Improvements** - Since the County's policy in the Thousand Oaks area is to preserve healthy trees unless reasonable and conforming use of the property justifies the removal, cutting or relocation of a **protected tree**, architects should design their projects with this requirement in mind. Therefore, for public safety reasons, parking lots and pedestrian walkways must be designed so that no unhealthy trees are proposed to remain in high vehicular and pedestrian use areas.

To the extent possible, parking spaces should not be located directly under the canopy of a **protected tree**. When this is not possible, pervious paving material will be employed to the satisfaction of the Planning Division.
6. **Grade Changes** - In general, every effort should be made to avoid cut and/or fill slopes within the **protected zone**. Permanent retaining walls, structurally and aesthetically acceptable to the County, may be required. Filling of soil within the **protected zone** may require installations of adequate aeration and drainage devices subject to review and approval by the County's landscape consultant. (Standard details are shown in "Tree Preservation Details").
7. **Temporary Fencing During Grading and Construction** - Prior to the commencement of any grading or construction activities, a minimum five foot high protective fence will be required to be installed at the outermost edge of the **protected zone** of each **protected tree** or group of trees to be preserved. The fences must remain in place throughout the entire construction period and may not be removed without authorization for the County Planning Division. Exceptions to this requirement may occur in cases where **protected trees** are located on slopes that will not be graded.
8. **Tree Removals** - Unless otherwise approved, authorized removal of **protected trees** shall be accomplished using the following guidelines:

- (1) All portions of the tree shall be removed from the site and debris relocated to an approved County Refuse Disposal site or other approved location. Additionally, the stump must be completely removed and the hole or indentation filled with soil.
- (2) All tree wells that were originally created to preserve the tree shall be completely filled with soil.

9. **Tree Replacement**

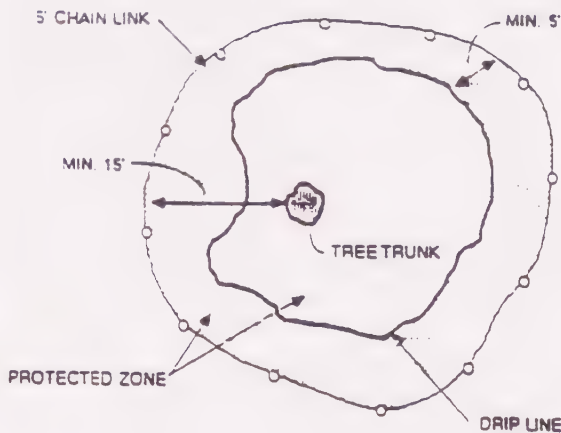
- (1) Where a tree permit has been granted for the removal of a **protected tree**, it shall be replaced in accordance with the following schedule:
 - a. **Developed Residential Properties** - For residential properties where the house currently exists, the replacement shall be one thirty-six-inch (36") box tree for every **healthy protected tree** approved for removal. In cases of exceptional specimens forty-eight inches (48") or more in diameter, one sixty-inch (60") box tree will be required to be planted.
 - b. **All Other Properties** - One or more trees equivalent to the appraised value of the tree being removed will be required to be planted. The exact dollar amount will be determined by the current formula developed by the International Society of Arboriculture.
 - c. **Violation Penalty** - In the event a tree is removed prior to the granting of a tree permit, the replacement shall be double the amount otherwise required. This shall be in addition to any penalties imposed by a court pursuant to the enforcement provisions of the County Zoning Ordinance.
- (2) The location of replacement trees shall be approved by the County's landscape consultant.
- (3) Replacement trees must be the same species as the tree removed unless a different variety is approved in advance by the County's Planning Director or landscape consultant.
- (4) In cases where conditions preclude the project site for planting the replacement trees, the Planning Director (or designee) may consider other options as follows:
 - a. Planting trees on public property such as designated open space areas, public parks, etc., and/or
 - b. Cash donation to the County or an approved public agency in an amount equal to the appraised dollar value of the trees that were removed. The exact dollar amount will be determined by the current formula developed by the International Society of Arboriculture.

10. **Tree Relocation** - In certain cases the County may consider the relocation of **protected trees** from one area in the project to another. The guidelines and limitations of this program are as follows:

- (1) The tree(s) being recommended for relocation must be approved by the County's landscape consultant, whose decision will be based upon factors relating to health, type, size, time of year and proposed location.
- (2) A refundable cash security deposit, in an amount equal to the cost of purchasing an equivalent nursery-grown tree, will be made with the County Planning Division. The deposit will be refunded after twelve (12) months if, in the opinion of the County's landscape consultant, the relocated tree has survived and is considered to be in good health. If the tree is considered to be marginal, the deposit will be retained for an additional twelve (12) months, at the end of which another inspection will be conducted. If the health of the tree is unchanged or has declined, the developer will remove the relocated tree and replace it with an equivalent nursery-grown tree. The security deposit will then be refunded to the applicant.

FIGURE 10

TREE PRESERVATION DETAILS



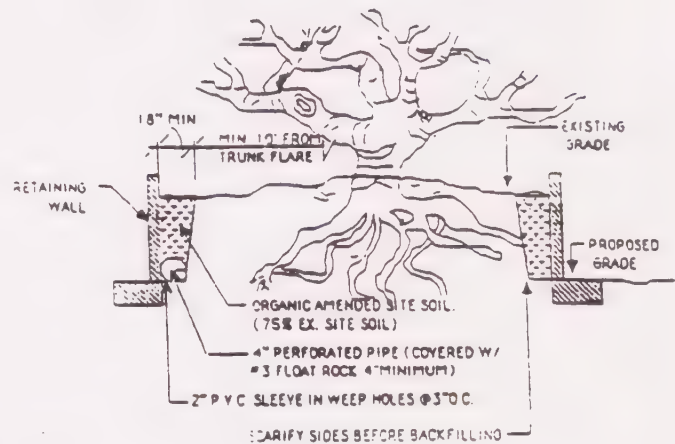
PROTECTED ZONE

A SPECIFICALLY DEFINED AREA TOTALLY ENCOMPASSING AN OAK TREE WITHIN WHICH WORK ACTIVITIES ARE STRICTLY CONTROLLED. THE PROTECTED ZONE EXTENDS 5' BEYOND THE DRIP LINE AND IN NO CASE SHALL BE CLOSER THAN 15' FROM THE TREE TRUNK.

NOTES

1. THIS DETAIL APPLIES ONLY TO CUTS DEEPER THAN 12" ALL OTHER CUTS AS DIRECTED
2. BALANCE ROOT DAMAGE W/ COMPENSATORY PRUNING OF TREE'S CANOPY UNDER THE DIRECTION OF OAK TREE CONSULTANT
3. ALL ROOTS CUT TO BE RE-CUT CLEANLY

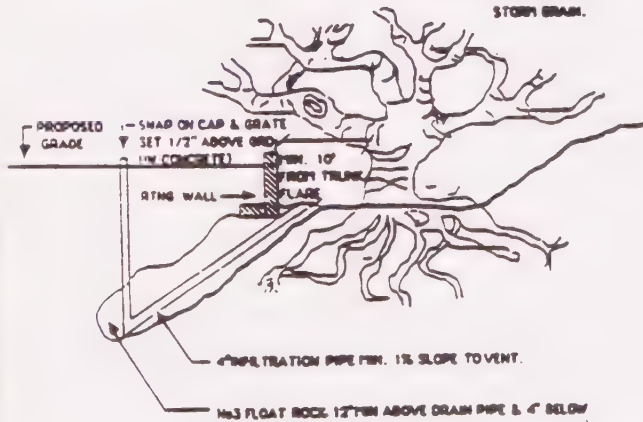
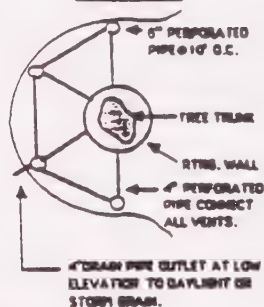
SECTION



NOTES

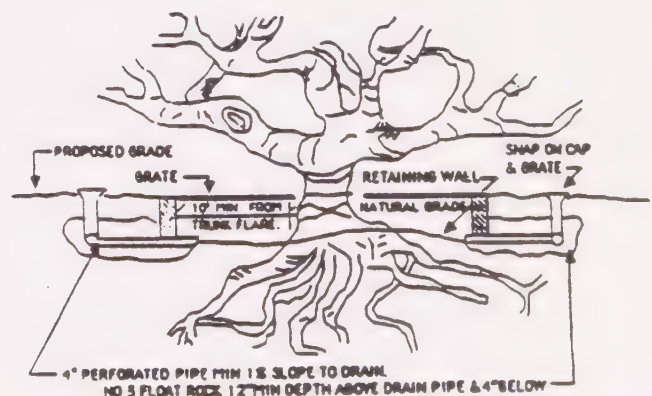
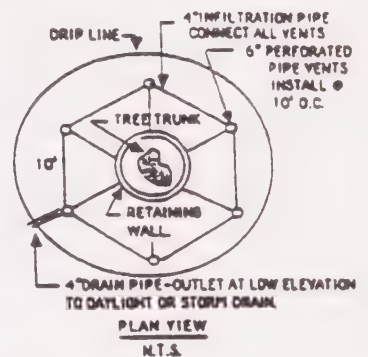
1. THIS DETAIL APPLIES ONLY TO FILLS DEEPER THAN 12" ALL OTHER FILLS AS DIRECTED.
2. CLEAN AWAY SOIL USING HAND LABOR ONLY UNDER THE DIRECTION OF THE OAK TREE CONSULTANT
3. DO NOT DAMAGE ROOTS WHEN PLACING ROCKS.
4. SEAL ALL ROOT ENDS W/ APPROVED ROOT SEAL.

PLAN VIEW



NOTES

1. THIS DETAIL APPLIES ONLY TO FILLS DEEPER THAN 12" ALL OTHER FILLS AS DIRECTED.
2. CLEAN AWAY TOP SOIL TO EXPOSE ROOTS USING HAND LABOR ONLY UNDER THE DIRECTION OF THE OAK TREE CONSULTANT
3. DO NOT DAMAGE ROOTS WHEN PLACING ROCK.
4. SEAL ALL ROOT ENDS W/ APPROVED ROOT SEAL.



5.3 GRADING AND HILLSIDE DEVELOPMENT STANDARDS

5.3.1 Purpose

The purpose of these standards is to augment the requirements of the County's Scenic Resource Protection Overlay Zone in the Thousand Oaks Area of Interest by applying standards which are comparable to the grading and hillside development standards imposed by the City of Thousand Oaks.

5.3.2 Objectives

In implementing these standards, it is the intention of the County to:

1. Preserve the natural terrain and aesthetic character of the moderate and steep slopes (hillside areas) surrounding the Thousand Oaks community, while encouraging creative, innovative and safe development;
2. Encourage only minimal grading which relates to the natural contour of the land, and which will round off, in a natural manner, sharp angles at the top and ends of cut and fill slopes, and which do not result in a "staircase" or "terrace" effect;
3. Require the retention of trees and other vegetation which stabilize steep hillsides, retain moisture, prevent erosion, and enhance the natural scenic beauty and, where necessary, require additional landscaping to enhance the scenic and safety qualities of the hillsides;
4. Encourage a variety of building types and design, when appropriate, to materially reduce grading and disturbance of the natural character of the area;
5. Require immediate planting as soon as possible wherever appropriate to maintain necessary cut and fill slopes, to stabilize them by plant roots, and to conceal the raw soil from view;
6. Require the retention of natural landmarks and prominent natural features which enhance the character of a specific area, for example, the natural skyline; and
7. Impose appropriate conditions on the development of all slopes to obtain conformity with the Thousand Oaks Area Plan Grading and Hillside Development Standards.

5.3.3 Applicability of Standards

These standards shall be applicable to all properties within the Scenic Resource Protection Overlay Zone and all discretionary development involving steep slopes or earth movement which would require a discretionary permit pursuant to Section 5.3.4.

5.3.4 Permit Required

A discretionary permit for grading must be obtained for all grading except:

1. An excavation which (a) is less than two feet in depth, or (b) which does not create a cut slope greater than five feet in height and steeper than one and one half feet horizontal to one foot vertical, and which does not exceed 50 cubic yards on any lot; or

2. A fill less than one foot in depth and placed on natural terrain with a slope flatter than five feet horizontal to one foot vertical, or less than three feet in depth, not intended to support structures, which does not exceed 50 cubic yards on any one lot and does not obstruct a drainage course.

5.3.5 Application and Processing

Except as provided in these standards, applications for discretionary grading permits shall be processed in accordance with the County's Permit Processing Procedures.

5.3.6 City Notification

The City of Thousand Oaks Department of Planning and Community Development shall be notified of requests for discretionary grading when one or more of the following circumstances occur:

1. Cut or fill slopes exceed fifteen feet (15') in height.
2. The natural slope within the area to be graded equals or exceeds twenty-five percent (25%).
3. The total amount of earth movement exceeds 10,000 cubic yards.
4. When protected trees are affected.
5. When ridgelines are involved.

5.3.7 Standards

The following standards shall apply to that portion of the Thousand Oaks Area of Interest which is within the Scenic Resource Protection Overlay Zone:

1. **Ridgetop Development** - Construction on top of prominent ridgelines is not permitted if there are other suitable building locations elsewhere on the property. If structures must be placed on top of ridgelines because of site size or similar constraints, they shall be located and designed to minimize visibility and silhouetting against the skyline as viewed from nearby public roads and developed areas and shall incorporate one or more of the following site planning techniques:
 - (1) Limit construction to single-story structures on or near ridgelines;
 - (2) Utilize large setbacks (50 feet or more) from the edge of a ridgeline building pad;
 - (3) Utilize berms and landscaping to soften the visual impact of homes and graded areas.
 - (4) Utilize raised foundations, split-level designs, roof materials consisting of clay or concrete plate tile with a natural color, and other techniques to fit the home to the hillside terrain, and to minimize grading required.
2. **Manufactured Slopes; Maximum Height** - No cut or fill slope shall exceed a vertical height of twenty-five (25) feet unless this requirement is waived by the decision-making body (see "Grading Standards" at the end of this Section).

3. **Manufactured Slopes; Minimum Separation -**

- (1) The separation between adjacent manufactured slopes shall be at least 100 feet apart as measured from top and ends of cut and fill slopes (see "Grading Standards" at the end of this Section).
- (2) Any separation between said slopes less than 100 feet shall be considered a continuous manufactured slope, thus requiring a waiver of the 25 ft. height limitation of these Grading and Hillside Development Standards by the County Planning Commission or Board of Supervisors.
- (3) Where this grading technique is proposed, the applicant shall attempt to place manufactured slopes in less exposed portions of the property where the view from the surrounding areas is obscured by manmade or natural physical features.
- (4) This grading condition shall occur at minimal horizontal distances (length of slope) and said distances should not exceed a length of 100 feet.
- (5) Where there are abutting manufactured slopes with opposite pad elevations on a similar horizontal plane, the dwelling units shall be staggered to capitalize on any available views between said dwellings and to avoid a monotonous visual effect.
- (6) Adjacent manufactured slopes may have a reduced separation or even converge if it is determined that this will accomplish an improved blending effect, including slope rounding. These efforts shall result in an improved relationship of grading activity with the natural terrain and eliminate the appearance of sharp slope angles as viewed from the surrounding area.

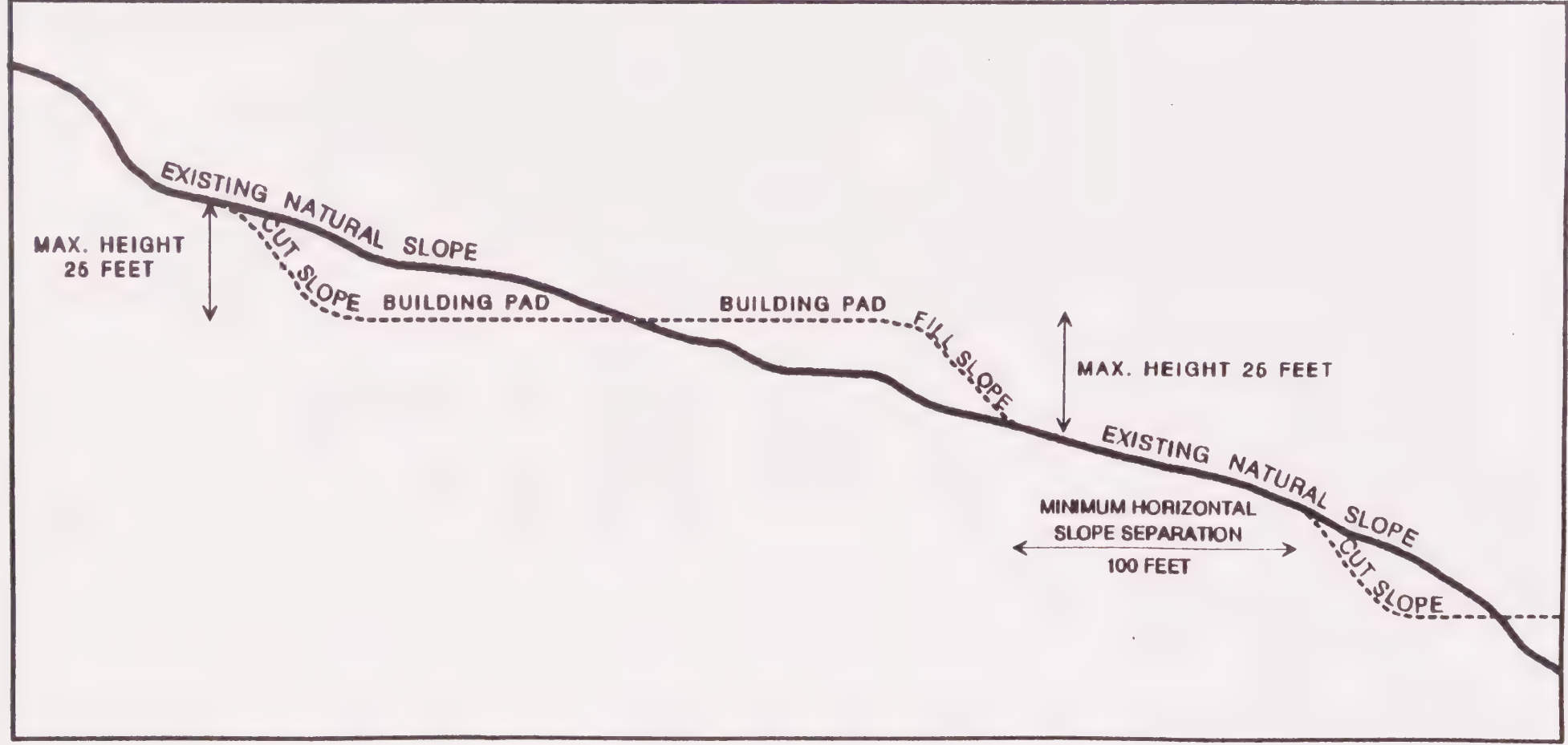
4. **Manufactured Slopes; Erosion Control -** All cut and fill slopes greater than three (3) feet in height, except those constructed in rock, shall be planted or otherwise protected from the effects of storm runoff erosion within thirty (30) days after the completion of the grading. Planting shall be designed to blend the slope with the surrounding terrain and development. Irrigation facilities shall be required to provide for the proper maintenance of the planted areas.

Landscaping and irrigation plans shall be submitted and approved in accordance with the County's Guide to Landscape Plans.

5. **Grading Near Protected Trees -** On all parcels of land containing protected trees (see Section 5.2), grading shall be designed to ensure the survival and health of all such trees, except those which have been expressly authorized for removal or encroachment into the protected zone. These trees shall be protected from grading activities by the use of chain link fencing around the trees. If a permit has been issued for encroachment into the protected zone, the grading plan shall be accompanied by details for retaining walls and drainage devices prepared by a landscape architect.

6. **Waiver of Standards** - These grading and hillside development limitations are not intended to interfere with an applicant's efforts to grade and develop hillside terrain in an innovative and imaginative fashion so as to harmonize a project with the surrounding natural setting. The County encourages creative techniques that serve to uphold or augment the quality environment and aesthetic character of the Thousand Oaks community. Any proposal that relates grading to the natural contours of the land, demonstrates slope blending techniques, and eliminates a staircase or terrace effect is encouraged by the County. Pursuant to this, the provisions of these Grading and Hillside Development Standards may be waived by the decision-making body only when it can be shown that the proposed development is in the spirit of, and compatible with, the purpose and objectives of these standards or is necessary to enable the reasonable and conforming use of the subject property which would otherwise be precluded by the strict application of these standards.

FIGURE 11
GRADING STANDARDS



5.4 WATER CONSERVATION STANDARDS

5.4.1 Objective

In implementing these standards, it is the intention of the County to condition new discretionary development to minimize water consumption in order to conserve water resources.

5.4.2 Standard Conditions

1. Water efficient plumbing devices (toilets, showerheads and faucet aerators) shall be installed in all new residential, commercial, industrial and institutional units. Water efficient devices are defined as follows: not more than 1.6 gallons per flush for toilets; not more than 2.5 gallons per minute flow for showerheads.
2. Landscape designs for all new multi-family residential, commercial, industrial and institutional developments shall incorporate water conserving features such as: limited turf (lawn) areas, efficient irrigation systems, low-water using plants (such as natives) and appropriate placement of plants and irrigation to minimize water demands. Landscape plans shall conform to the County's Guide to Landscape Plans.
3. Model home complexes in new subdivisions shall include at least one model home equipped entirely with water efficient landscapes, including: drip irrigation, soil moisture sensing devices, little or no turf area, native or low-water use plants, low precipitation sprinklers and properly placed plantings. The models shall include adequate signs and displays to describe these features, including a copy of the landscape plan with a descriptive legend. All model homes shall be equipped with water efficient plumbing devices.
4. All new individual residential units (including condominium units) shall be equipped with separate water meters; multi-family units shall have landscape water on a separate meter for all common areas.
5. Large turf areas, such as golf courses, parks and median strips, shall be discouraged unless equipped with separate water lines to accommodate the use of reclaimed water, where and when available.

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GLOSSARY

Unless the context requires otherwise, the definitions of words and terms provided in this section, as well as the Goals, Policies and Programs volume of the County General Plan, shall be used in interpreting this Area Plan.

Above Average (Tree): The rating of a protected tree as healthy and vigorous but with minor visible signs of disease and pest infestation (CF. **Average** and **Outstanding**).

Archaeologically Sensitive Area: An area in which archaeological resources exist and which could easily be disturbed or degraded by human activities and development.

Area of Interest: Major geographic areas reflective of community and planning identity established by the Ventura County Local Agency Formation Commission (LAFCO). All of the area shown on "Thousand Oaks Unincorporated Planning Sub-Areas" is included in the Thousand Oaks Area of Interest.

Average (Tree): The rating of a protected tree as healthy in overall appearance with a normal amount of disease and/or pest infestation (CF. **Above Average** and **Outstanding**).

City of Thousand Oaks Transit: Transit company operated by the City of Thousand Oaks, and funded by the City and the County, which serves the City of Thousand Oaks and adjacent unincorporated areas, and the cities of Moorpark, Westlake Village, Camarillo, Oxnard, and Ventura.

Conejo Open Space Conservation Agency (COSCA): An agency formed by a joint powers agreement between the City of Thousand Oaks and the Conejo Recreation and Park District, which preserves, protects and manages resources within open space areas, within the Thousand Oaks Area of Interest.

Healthy Protected Tree: Any protected tree which is rated "Outstanding", "Above Average", or "Average" by an Oak Tree Preservation Consultant.

Hillside: An area or property having steep slope.

Outstanding (Tree): The rating of a protected tree as healthy and vigorous, characteristic of its species, and free of any visible signs of disease or pest infestation (CF. **Above Average** and **Average**).

Protected Tree: Any species of Alder, Big Leaf Maple, Sycamore, and Cottonwood exceeding nine and one-half inches (9.5") in girth and any species of Oak exceeding six and one-quarter inches (6.25") in girth when measured at a point four and one-half feet (4-1/2') above the tree's natural grade.

Protected Zone: The area enclosed by a line which is five feet (5') outside a protected tree's dripline or is fifteen feet (15') from the trunk of the protected tree, whichever is greater.

Qualified Archaeological Monitor: An archaeologist or Native American who is trained to monitor trenching or earthmoving activities at a potentially or confirmed archaeologically sensitive area.

Scenic Open Space Areas: Land in a predominately open, undeveloped character which contains pleasing or beautiful natural scenery.

Sensitive Areas: Areas which could be significantly adversely affected by development due to the presence of natural features including, but not limited to, significant wildlife habitat, scenic areas, steep slopes, moderate slopes, canyons, watercourses, or hazard areas.

Severe Environmental Constraints: Natural features which constrain or preclude development, including, but not limited to, significant wildlife habitats, scenic areas, steep slopes, moderate slopes, canyons, watercourses, or hazard areas.

Slope, Average: The average slope of a property shall be calculated by using the following formula: $S = (100 \times I \times L) \div A$, where S = average slope (%); I = contour interval (feet); L = total length of all contour lines (feet); and A = total area of the lot (square feet).

Slope, Moderate: Any slope on a property, or portion of a property, which exceeds ten percent (10%) average slope.

Slope, Steep: Any slope on a property, or portion of a property, which exceeds twenty-five percent (25%) average slope.

Sphere of Influence: An area designated by the Local Agency Formation Commission (LAFCO) for each city representing the probable ultimate boundary of the city. In the case of Thousand Oaks, the current Sphere of Influence encompasses all of the planning sub-areas shown on "Thousand Oaks Unincorporated Planning Sub-Areas" except Broome Ranch, Rancho Sierra Vista-Satwiwa and a portion of White Stallion Ranch.

Standard: A requirement which must be adhered to as a condition of development.

Thousand Oaks Area of Interest: See Area of Interest.

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